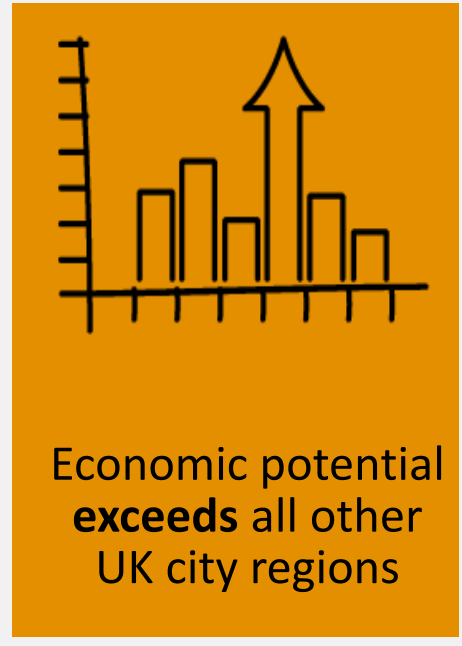
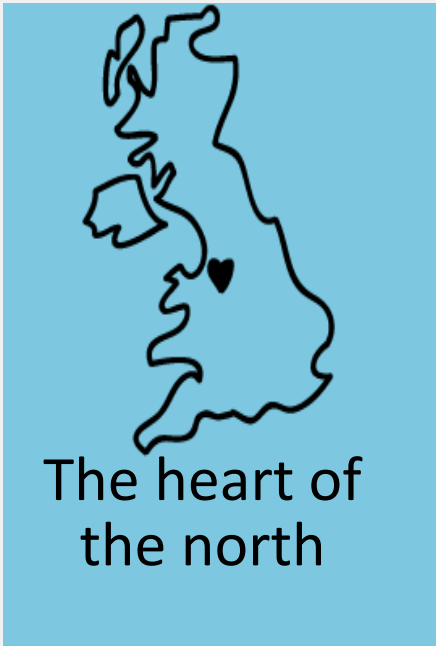

Greater Manchester Spatial Framework

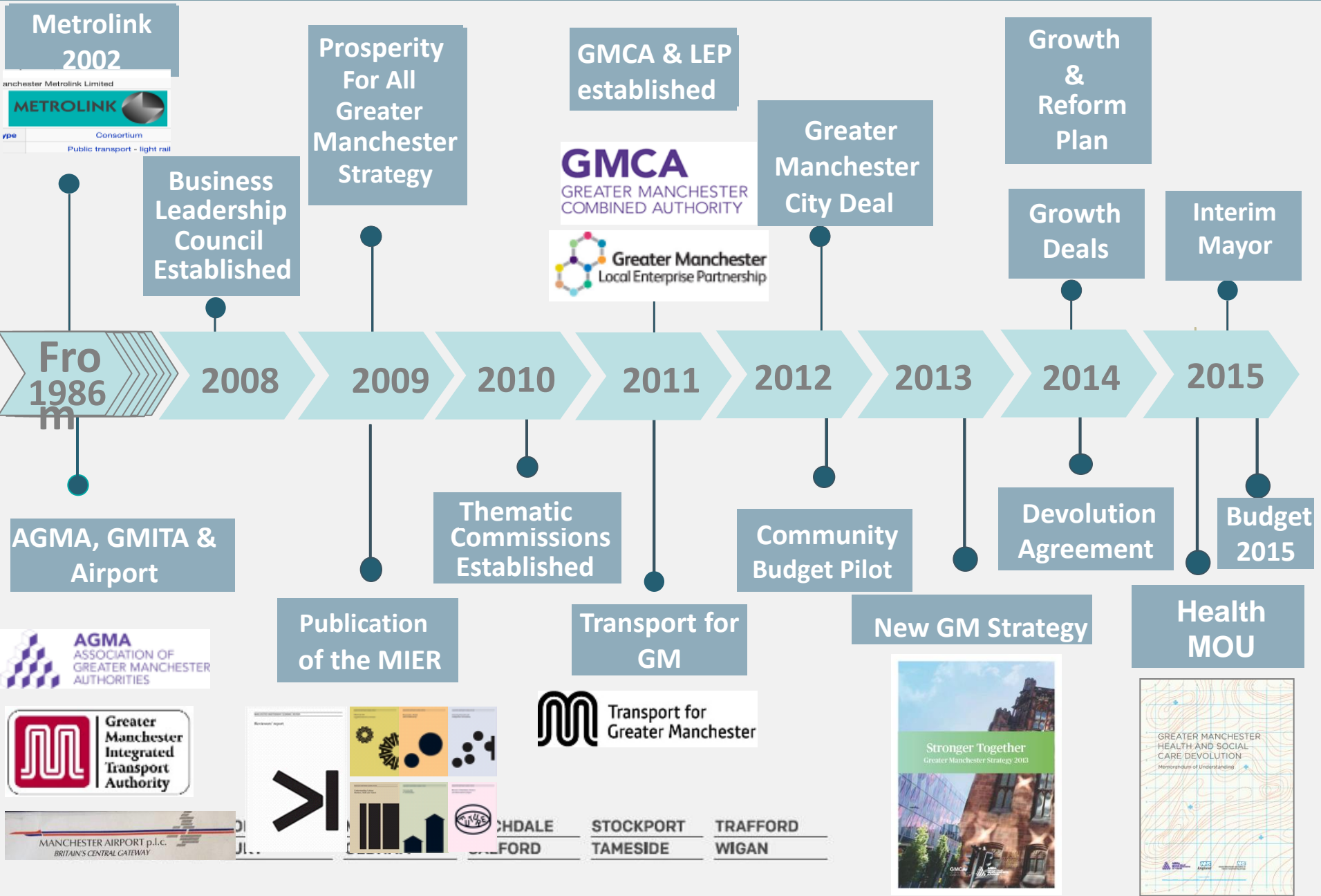
Housing Greater Manchester's Growing Population

Chris Findley
GM Planning Lead
1 December 2015

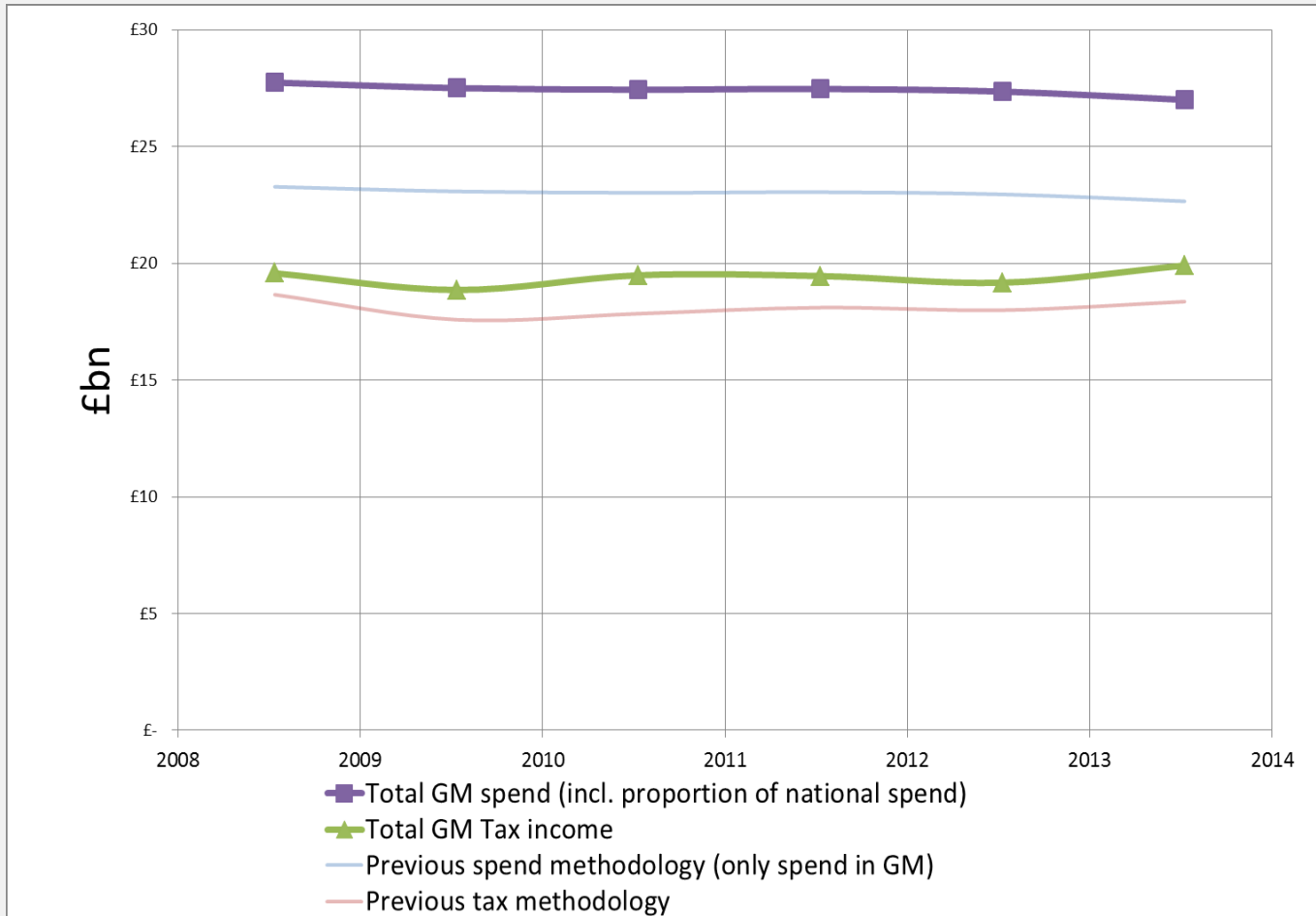
Background: Greater Manchester



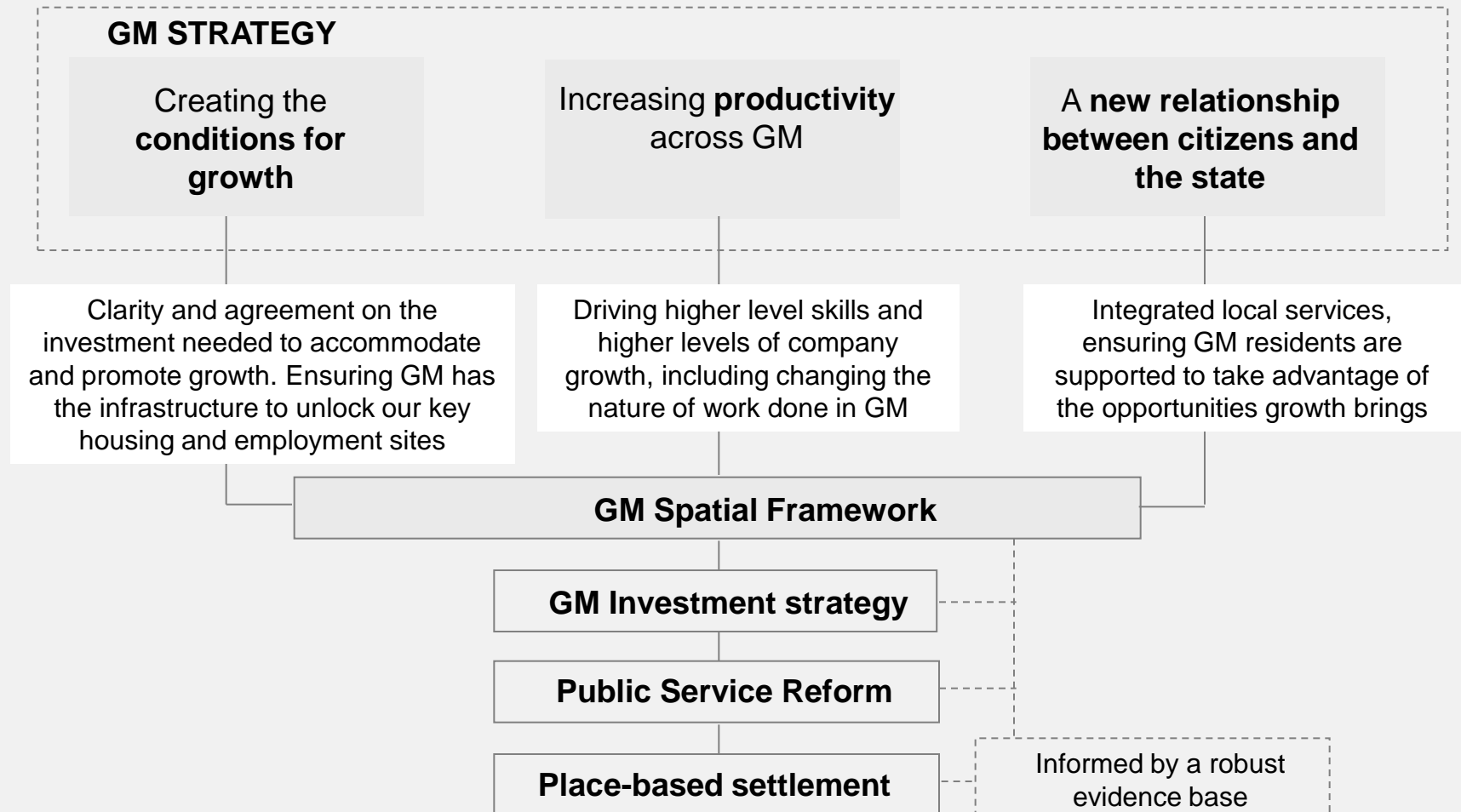
Greater Manchester: a history of working together



... shared objectives



Our priorities – quick summary



GM Devolution – Strategic Planning Powers

- power to create a statutory spatial framework for Greater Manchester - approved by a unanimous vote of the Mayor's Cabinet
- ability to create Mayoral Development Corporations in agreement with the leader of the Greater Manchester local authority in which it would have powers.
- compulsory purchase powers for the Mayor, again subject to the agreement of the leader of the local authority in the relevant area.
- related housing delivery powers, Housing Investment Fund, Land Commission

GMSF : status, purpose and scope

Status

- A Joint Local Plan, will then become the statutory plan of GM Mayor – unanimous support of Cabinet
- Subject to independent examination
- Critical that it is evidence based

The Purpose

- Identify and evidence the level, type and infrastructure requirements of growth, particular focus on housing/employment land
- Provide a basis for districts to progress local plans and strategies
- Meet legal requirements – duty to co-operate

The Scope

- Recent Government announcements in Housing & Planning Bill – 2017 deadline for production of local plans may change the scope
- Balance between strategic and local issues
- Time period extends to 2035

Aims – more than a housing numbers game

- Raising the quality of our places
- Make best use of our land resource to drive growth and increase productivity
- Identifying key physical infrastructure requirements to support growth in housing and employment, particularly in high growth, high productivity sectors
- Transforming social infrastructure provision to match demographic change and housing delivery
- Policy framework to influence quality and location of development

HELP GREATER MANCHESTER GROW

Have your say on how Greater Manchester could develop to build homes and create jobs

Visit www.greatermanchester-ca.gov.uk/GMSF



BOLTON
BURY

MANCHESTER
OLDHAM

ROCHDALE
SALFORD

STOCKPORT
TAMESIDE

TRAFFORD
WIGAN

Strategic Growth Options

- Scope of the plan
- Vision
- Strategy / Strategic Objectives
- Growth Options
- Implications for land supply

Strategic Objectives

What the vision means spatially and the principles which will underpin the GMSF, for example:

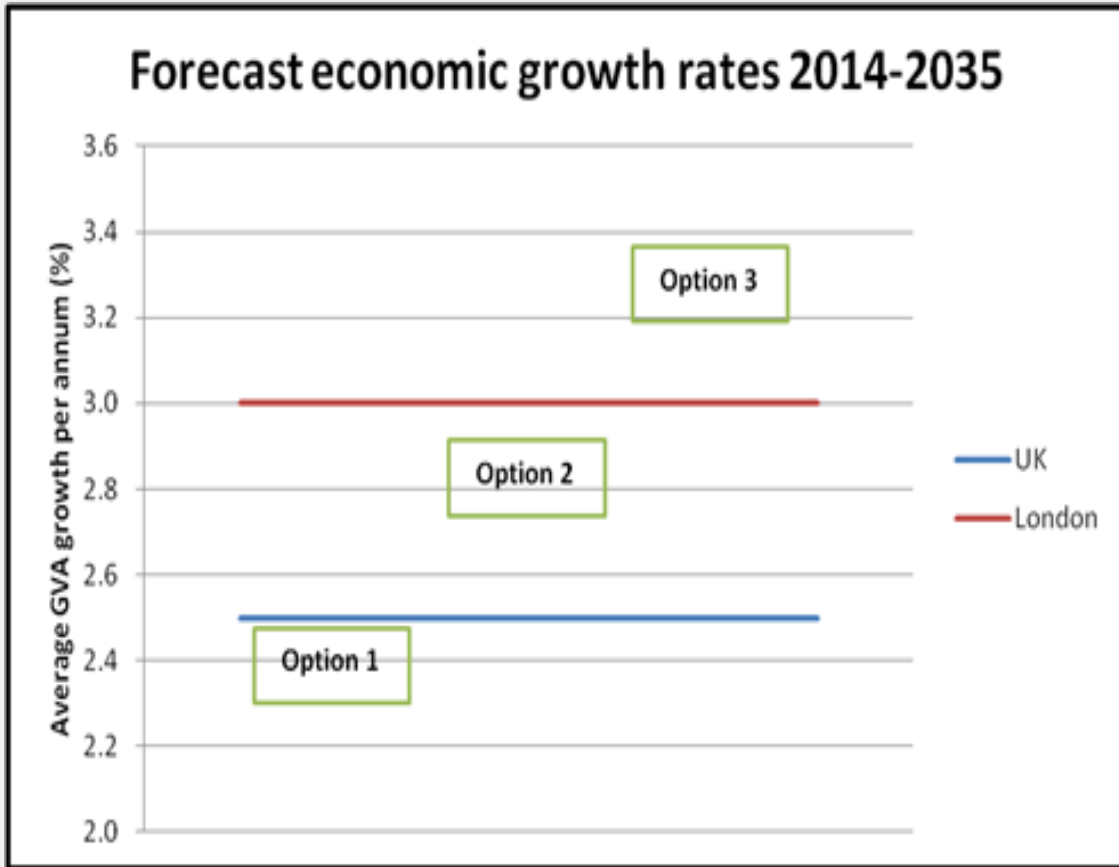
- Focus on key economic drivers but recognising the need to raise economic performance across the whole of GM
- Maximise ability to use sustainable modes of transport
- Protect and enhance important green infrastructure
- Address climate change

Will lead to development of 'Strategic Objectives' against which the GMSF will be measured

Developing the growth options

- Level of growth is building block of strategy
- what devolution/Northern Powerhouse means for Greater Manchester ?
- Accelerated Growth Scenario
- Demographic scenarios – migration rates
- ‘Objectively Assessed Need’ for housing and employment floorspace

Strategic growth options



Option 3 – 'Higher' growth scenario – higher population growth drives further economic growth

Option 2 – Objectively Assessed Need

Option 1 – current 'policy on' option – utilise existing land supply

Implications and some big numbers

Option 1: will not fully deliver GM economic ambitions or meet housing need but would protect open land

- Housing - 152,800 dwellings (average per annum of **7,300 net**)
- Industrial/warehousing - 2,526,000 m² (120,300 m² per annum)
- Office - 2,573,300 m² (122,500 m² per annum)

Options 2: land supply gap for industry/warehousing and housing

- Housing - 217,350 dwellings (average per annum of **10,350 net**)
- Industrial/warehousing - 3,452,000 m² (164,400 m² per annum)
- Office - 2,399,000 m² (114,200 m² per annum);

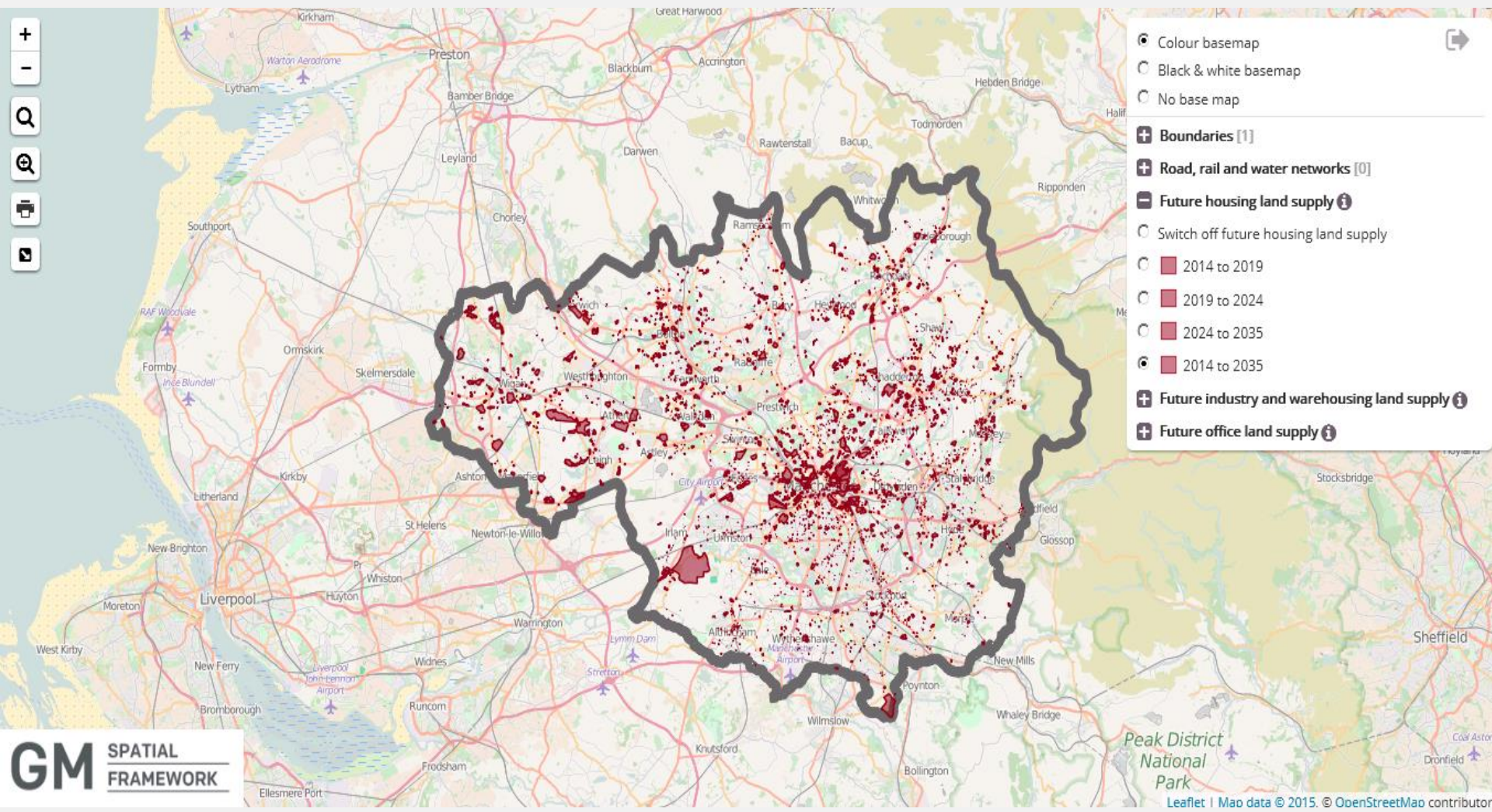
Option 3: significant shortfall industry/warehousing and housing, small shortfall for offices

- Housing - 336,000 dwellings (average per annum of **16,000 net**).
- Industrial/warehousing - 4,050,000 m² (192,900 m² per annum).
- Office - 2,725,000 m² (129,800 m² per annum).

Accommodating growth

- Need to be available and deliverable sites necessary for us to deliver sound plan
- Potential land supply gap
- Prioritise brownfield land
- Exploring ways to increase densities on existing sites
- Re-allocation of obsolete employment sites
-

Call for additional development sites



https://www.greatermanchester-ca.gov.uk/info/20082/identifying_possible_development_sites

Driving delivery

- **GMSF fixes supply – supported by strategies/initiatives**
- **Residential Growth Strategy**
- **GM Place colleagues looking at public sector land/HIF**
- **Discussions with Government around mechanisms to bring forward brownfield land**
- **Investment Strategy**

Who Delivers?

- Volume house builders (can you?)
- PRS/Buy to Let (City Centre, investment funds)
- Registered providers (impact of Government proposals)
- Self Build and Starter Homes
- Others

GMSF – Consultation page

www.greatermanchester-ca.gov.uk/gmsf

Call for sites page

https://www.greatermanchester-ca.gov.uk/info/20082/identifying_possible_development_sites

G. Manchester Open data infrastructure map

[http://mappinggm.org.uk/](http://mappinggm.org.uk)