
Greater Manchester's Plan for Homes, Jobs and the Environment

GMSF Briefing



Oldham
Council

Approval timeline (GMCA)

- AGMA Exec Board agenda published 22nd October – agenda and papers available at <https://democracy.greatermanchester-ca.gov.uk/ieListDocuments.aspx?CId=383&MId=4187&Ver=4>
- GMSF and support evidence documents published 23rd October – available at <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/gmsf2020/>
- AGMA Exec Board – 30th October 2020

Approval timeline (Oldham)

- Leadership – 2nd November 2020
- Overview and Scrutiny – 5th November 2020
- Cabinet – 9th November 2020
- Council – 25th November 2020

**Consultation period – 1st December 2020 to
26 January 2021**

Approval process

- Cabinet to:
 - Approve the GMSF: Publication Draft 2020 for consultation
 - Recommend that Council approves the GMSF: Publication Draft 2020 for submission to the Secretary of State for examination
 - Delegate authority to GMCA to make minor or non-material amendments prior to publication.

- Council to:
 - Approve the GMSF: Publication Draft 2020 for submission to the Secretary of State for examination
 - Delegate authority to GMCA to make minor or non-material amendments prior to submission.

GMSF Vision

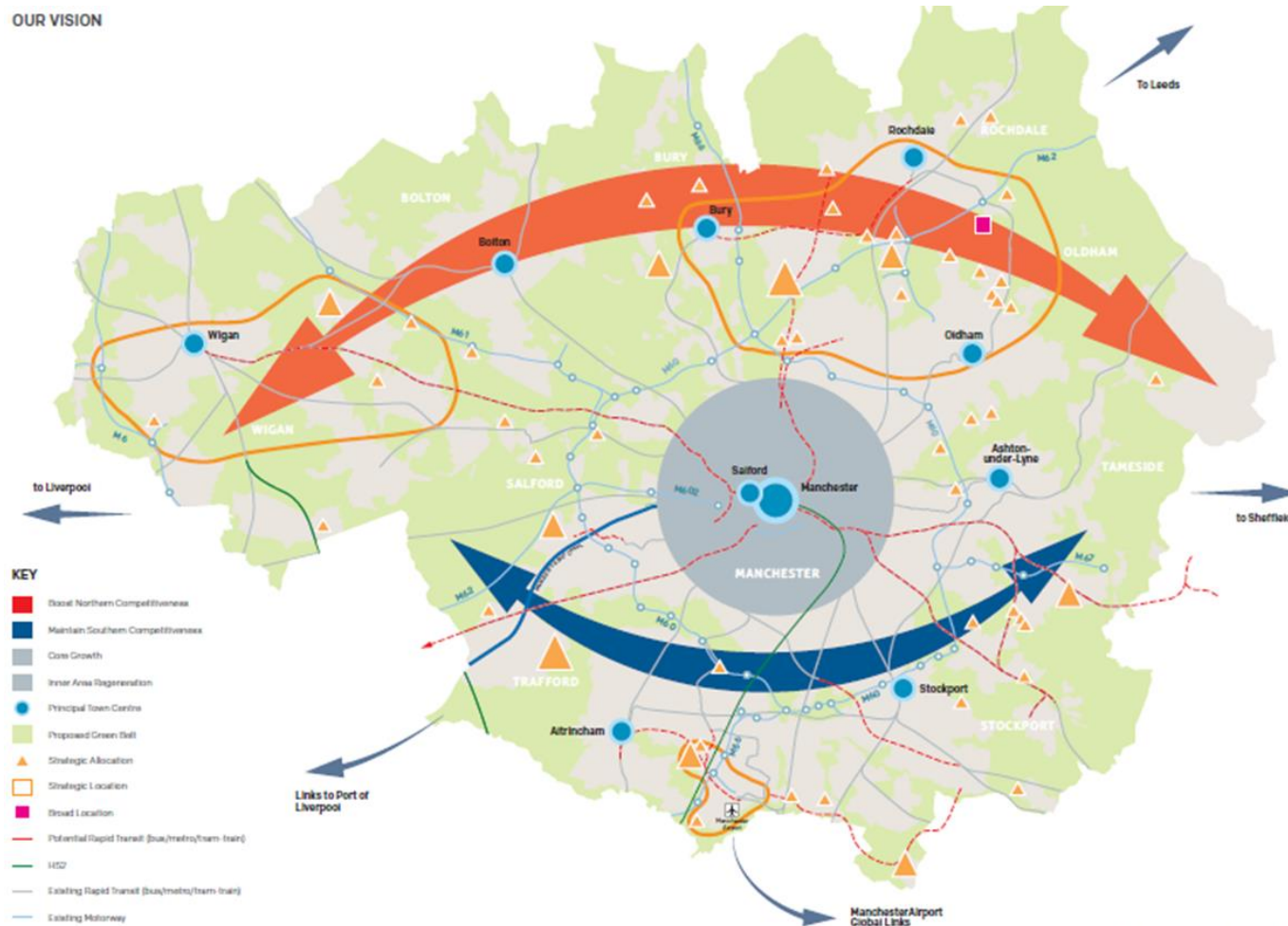
The GMSF supports the Greater Manchester Strategy vision of.....

Our vision is to make Greater Manchester one of the best places in the world to grow up, get on and grow old:

- A place where all children are given the best start in life and young people grow up inspired to exceed expectations.
- A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand you'll get it.
- A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent.
- A place where people live healthy lives and older people are valued.
- A place at the forefront of action on climate change with clean air and a flourishing natural environment.
- A place where all voices are heard and where, working together, we can shape our future.

GMSF 2020 Vision: Key diagram showing the GMSF's spatial strategy

OUR VISION

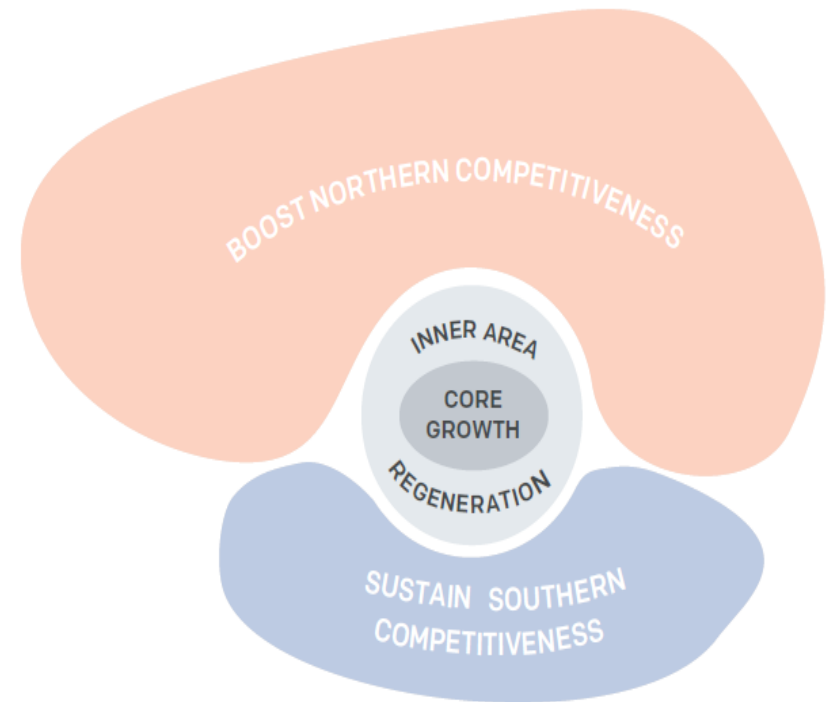


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GMSF Strategy (1)

- The GMSF 2020 spatial strategy seeks to take advantage of the opportunities for delivering high levels of economic growth, whilst addressing challenges for securing inclusive growth and prosperity.
- As shown in the figure to the right it has 3 key spatial elements:
 - Significant growth in jobs and housing at the core
 - Boosting the competitiveness of the northern districts
 - Sustaining the competitiveness of the southern districts

SPATIAL STRATEGY



GMSF Strategy (2)

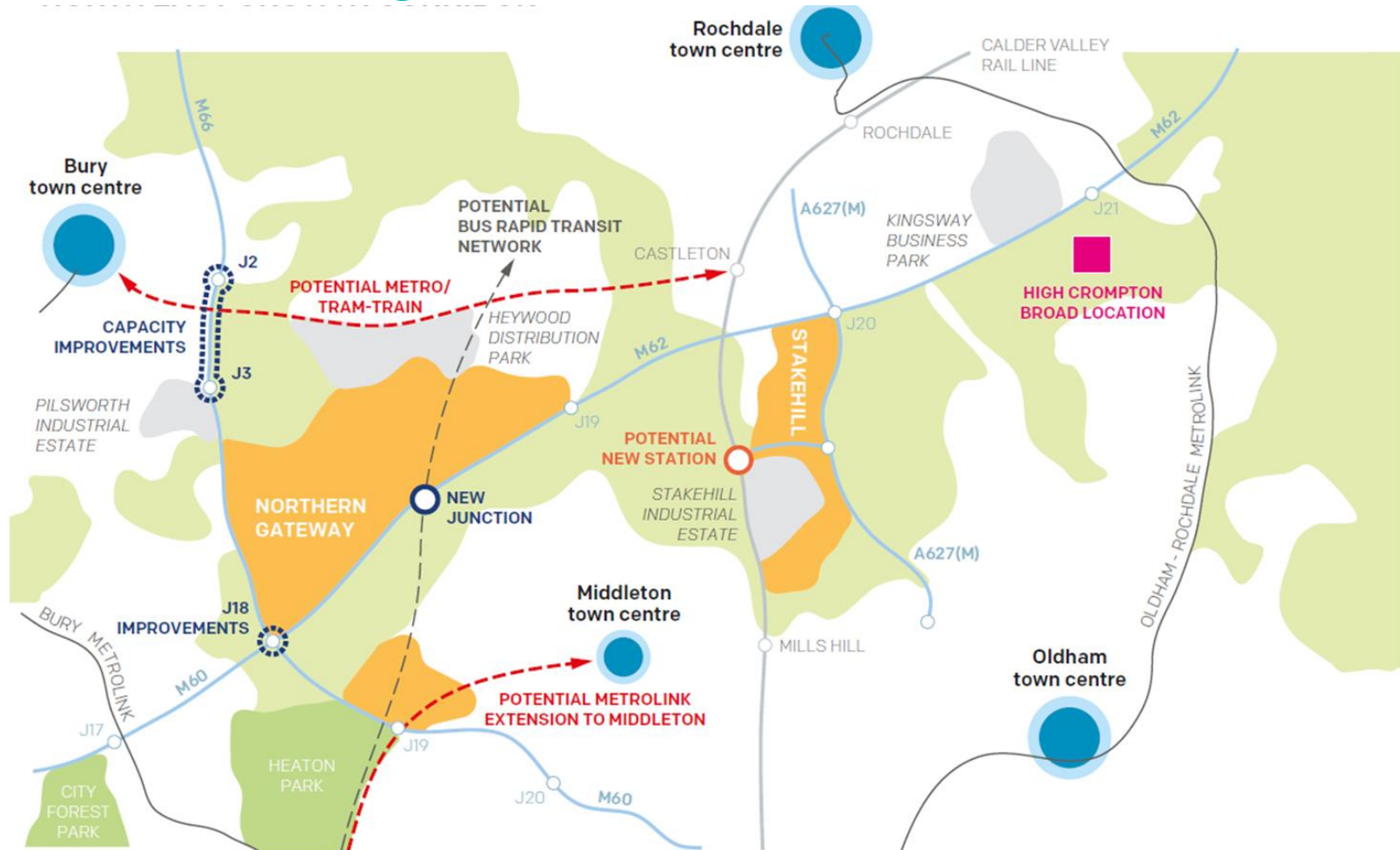
- A key part of the Spatial Strategy is Boosting Northern Competitiveness.
- This covers Bolton, Bury, Oldham, Rochdale, Tameside, Wigan and west Salford.
- The policy approach is set out in **Policy GM-Strat 6** and focuses on helping to boost economic opportunities and diversify housing provision through:
 - A strong focus on prioritising brownfield land;
 - Enhancing role of the town centres;
 - Improvements to transport connectivity; and
 - Selective release of Green Belt and previously safeguarded land.

GMSF Strategy (3)

- A key part of Boosting Northern Competitiveness is the North East Growth Corridor (**Policy GM-Strat 7**) – a transformative and significant opportunity.
- Within this corridor two major sites are allocated for for employment and homes:
 - Northern Gateway (Bury and Rochdale)
 - Policy GM Allocation 2 ‘Stakehill’ (Rochdale and Oldham)
- Kingsway South has been withdrawn and we now have the High Crompton Broad Location:
 - This will remain in the Green Belt until a review of the GMSF / Oldham Local Plan demonstrates that is necessary.
 - Serve to meet future employment and housing needs beyond end of the plan period.

GMSF Strategy (4)

Map showing North East Growth Corridor



GMSF Strategy (4)

- Another key component of the Spatial Strategy is ‘Main Town Centres’
- **Policy GM-Strat 12** recognises:
 - The role of main town centres, including Oldham, as local economic drivers;
 - The opportunities to significantly increase the resident population of main town centres;
 - The need to support this through providing the necessary infrastructure and amenities, including public spaces and green infrastructure;
 - The need to develop and support the role of main town centres as major public transport hubs.

Sustainable and Resilient GM

Policy GM-S2 Carbon and Energy

- Aims to deliver a carbon neutral GM no later than 2038 through a range of measures including:
 - An expectation that new development will be net zero carbon from 2028 by following the energy hierarchy.
- Local Plans may set out specific carbon emission reduction targets, particularly if carbon neutral targets have been set sooner than 2038, or promote other measures.

Policy GM-S3 Heat and Energy Networks

- Seeks to provide for decentralised energy infrastructure critical to the deliver of GM's objectives for low carbon growth, carbon reductions and an increase in local energy generation.

Sustainable and Resilient GM

Policy GM-S5 Flood Risk and the Water Environment

- Adopts an integrated catchment based approach towards protecting the quantity and quality of water bodies and managing flood risk through a range of measures.

Policy GM-S6 Clean Air

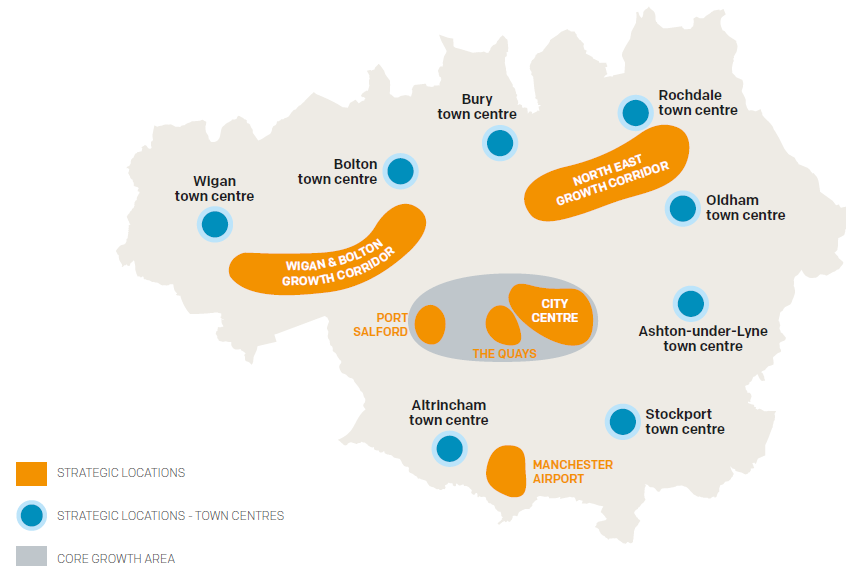
- Sets out a comprehensive range of measures required to improve air quality to appropriate levels and support objectives relating to climate change, GM's 2038 carbon neutrality target, population health and quality places.

A Prosperous GM (1)

Policy GM-P1 Supporting Long-Term Economic Growth

- Sets out the approach to delivering a thriving, inclusive and productive economy, including the identification of key growth locations. These are shown on the figure to the right.

STRATEGIC LOCATIONS



A Prosperous GM (2)

Policy GM-P3 Office Development

- 2,460,000sqm in GM plan-period (2020 to 2037)
- Baseline supply 2020-2037 shows 70,826sqm in Oldham

Policy GM-P4 Industry and Warehousing Development

- 4,220,000sqm in GM plan-period (2020 to 2037)
- Baseline supply 2020-2037 shows 273,241sqm in Oldham, including:
 - 120,000sqm in the Oldham portion of Stakehill; and
 - 21,720sqm at Broadbent Moss.

Homes for GM (1)

Policy GM-H1 Scale, Distribution and Phasing of New Housing Development

- A minimum of 179,078 net homes across GM 2020-2037, or 10,534 a year.
- In Oldham this is:
 - Annual average 2020-2037 = 695
 - 2020-2025 = 330 a year
 - 2026-2030 = 695 a year
 - 2031-2037 = 956 a year
 - Total sum of three step target = 11,817.

Policy GM-H2 Affordability of New Housing

- Aims to deliver at least 50,000 affordable homes (2018-2037);
- At least 30,000 will be for social rent or affordable rent.

Homes for GM (2)

Policy GM-H3 Type, Size and Design of New Housing

- The precise mix of dwelling types and sizes will be determined through Local Plans to reflect local circumstances.
- All new dwellings in GM must:
 - Comply with nationally described space standards; and
 - Be built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations, unless specific site conditions make this impracticable.

Policy GM-H4 Density of New Housing

- Sets out minimum net residential densities according to location.

A Greener GM (1)

- GMSF 2020 is not solely concerned with accommodating development.
- It includes a range of policies designed to protect and enhance GM's many and varied green spaces and features, supporting the important role of GM's natural assets by:
 - Taking a landscape scale approach to nature restoration;
 - Seeking to protect and enhance GM's network of green and blue infrastructure;
 - Seeking a significant overall enhancement of biodiversity and geodiversity; and
 - Seeking to maintain a new and defensible Green Belt which will endure beyond this plan period.

A Greener GM (2)

Policy GM-G2 Green Infrastructure Network

- Sets out the strategic approach to the protection, management and enhancement of GM's GI and its ecosystem services, including the following Opportunities Areas identified in Oldham:
 - South Pennine Moors; and
 - Moston Brook Corridor.

Policy GM-G9 A Net Enhancement of Biodiversity and Geodiversity

- Seeks a net enhancement of biodiversity resources.
- Includes a mitigation hierarchy that new development will be required to follow.

A GM for Everyone (1)

Includes policies on:

- Sustainable Places
- Heritage
- Culture
- New Retail and Leisure Uses in Town Centres
- Education, skills and knowledge
- Health
- Sport and Recreation

A GM for Everyone (2)

Policy GM-E4 New Retail and Leisure Uses in Town Centres

- Seeks to maintain and enhance the existing hierarchy of centres for retail and leisure uses; and
- Defines the upper levels, including Oldham Town Centre

Policy GM-E5 Education, Skills and Knowledge

- Promotes significant enhancement across GM in education, skills and knowledge, including delivery of sufficient places in response to demands from new housing.

Policy GM-E6 Health sets out how

- new development will be required to help tackle health inequality; and
- improvements in health facilities will be supported, including responding to the demands of both existing and new residents.

GM Network (1)

Policy GM-N1 Our Integrated Network

- Reflecting one of the Greater Manchester's Strategy's ten priorities the policy sets out the approach to developing an Integrated Network that will help deliver an accessible, low carbon GM with world-class connectivity.

Policy GM-N2 Digital Connectivity

- Support's the provision of affordable, high quality, digital infrastructure.

GM Network (2)

- Policy GM-N3 Our Public Transport Network
 - Seeks to ensure integration of services and between public transport modes and enhanced connections between other town centres, key locations, major allocations and public transport interchanges, and the upgrading of key sections of the strategic public transport network;
- Policy GM-N4 Streets for All
 - Sets out GM's ambitions for the design and management of our streets to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.
- Policy GM-N5 Walking and Cycling
 - Sets out a range of measures to deliver a higher proportion of journeys by walking and cycling

Brownfield Land Preference

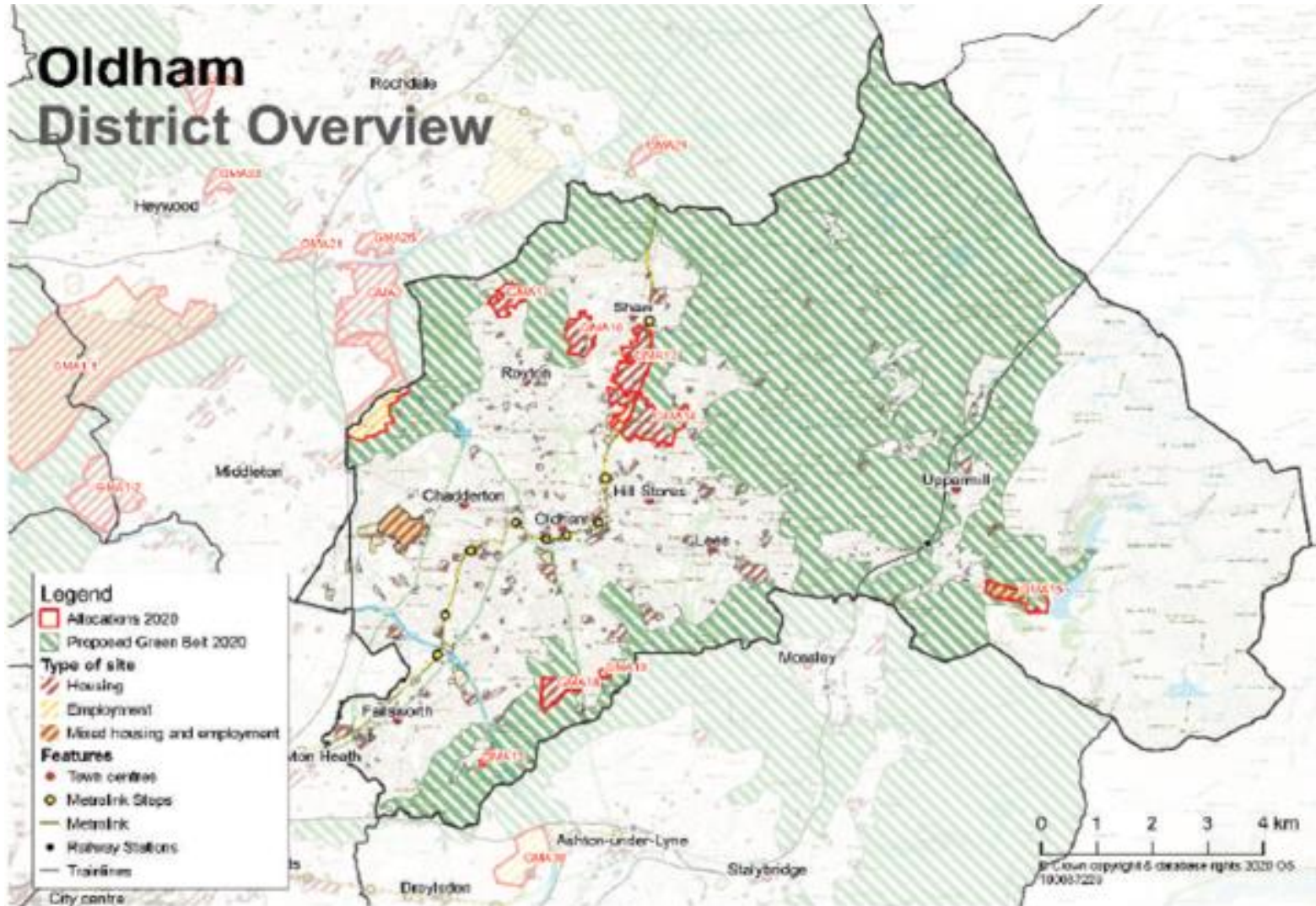
- There is a strong focus in the GMSF on:
 - directing new development towards sites in the existing urban area, which are often in sustainable locations, close to facilities and served by existing infrastructure; and
 - maximising the use of land in the urban area, reducing the need to release greenfield and Green Belt land for development.
- Reflecting this, the land supply identified for development is largely within the urban area:
 - Offices - 99%
 - Industry and Warehousing- 47%
 - Housing - 88%

Green Belt

- The GMSF proposes a limited release of a Green Belt for both housing and employment, with a net loss of 1,939 hectares - a significant reduction (over 60%) in the amount of Green Belt release than was proposed in the 2016 GMSF.
- This has been achieved through:
 - Removing a number of sites
 - Reducing the extent of Green Belt release within sites and retaining more Green belt within some sites
 - Proposing a limited number of Green Belt additions

Allocations in Oldham

Oldham District Overview Map



2019 Draft v 2020 Publication Plan

The strategic allocations within Oldham in the 2020 draft plan proposes:

- 2,597 homes; and
- 141,720sqm employment land.

A reduction of:

- 1,410 homes (previously 4,008)
- 200,666sqm employment land (previously 342,386sqm).

Allocations in 2019 Draft v 2020 Publication Plan

Ref No.	Name	2019 Draft Plan (plan period)	GMSF: 2020 Publication Draft (plan period)
2019-GM2 2020-GM2	Stakehill (cross-boundary)	149,000sqm employment floorspace (Oldham portion only)	Around 120,000sqm employment floorspace (Oldham portion only)
2019-GM3 2020-None	Kingsway South (cross-boundary)	518 homes / 180,000sqm employment floorspace (Oldham portion only)	0 High Crompton Broad Location
2019-GM13 2020-GM18	Ashton Road Corridor 2020 Name change – Land south of Coal Pit Lane (Ashton Road)	Around 264 homes	Around 255 homes
2019-GM14 2020-GM12	Beal Valley	Around 482 homes	Around 482 homes
2019-GM15 2020-GM14	Broadbent Moss	Around 878 homes / 21,720sqm employment floorspace	Around 874 homes (1,450 across whole site) / 21,720sqm employment floorspace
2019-GM16 2020-GM16	Cowlishaw	Around 465 homes	Around 465 homes
2019-GM17 2020-GM17	Hanging Chadder	Around 260 homes	Around 260 homes
2019-GM18 2020-GM15	Robert Fletchers 2020 Name change – Chew Brook Vale (Robert Fletchers)	Around 170 homes / 8,5000sqm mixed-use / employment floorspace	Around 170 homes / 6,000sqm mixed-use (commercial, retail and leisure)
2019-GM19 2020-None	Spinners Way / Alderney Farm	Around 50 homes	0
2019-GM20 2020-GM19	South of Rosary Road	Around 60 homes	Around 60 homes
2019-GM21 2020-None	Thornham Old Road	Around 600 homes	0
2019-GM22 2020-GM13	Woodhouses 2020 Name change – Bottom Field Farm (Woodhouses)	Around 260 homes	Around 30 homes
Total homes		4,007	2,597
Total employment floorspace		342,386sqm	141,720sqm

Green Belt Addition – Land behind Denshaw Village Hall

Policy Green Belt Addition 17

Land behind Denshaw Village Hall



Picture B.18 GBA 17 Land behind Denshaw Village Hall

Integrated Assessment

As part of development of the GMSF 2020, an Integrated Assessment (IA) has been undertaken incorporating the requirements of:

- Sustainability Appraisal (SA): mandatory under section 19 (5) of the Planning and Compulsory Purchase Act 2004.
- Strategic Environmental Assessment (SEA): mandatory under the Environmental Assessment of Plans and Programmes Regulations 2004
- Equality Impact Assessment (EqIA): required to by the Equality Act 2010.
- Health Impact Assessment (HIA): no statutory requirement however included to add value and depth to the assessment.

Evidence Base

- The list of evidence documents which have helped inform the plan are available at <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/gmsf2020/supporting-documents/>).
- This includes land supply data, GMSF Strategic Viability Assessment, GM Strategic Flood Risk Assessment, GM Green Belt Study, transport locality assessments and district evidence. In Oldham this includes:
 - The high-level indicative concept plan and reports prepared to support allocation;
 - Preliminary Ecology Appraisals – Oldham 2020
 - Oldham Historic Environment Assessment
- This evidence base remains draft until all 10 councils have approved the GMSF 2020 for Publication, as any potential changes that might be agreed during the approval process may require some changes to the evidence.

Delivering the Plan

- The level of growth proposed through the GMSF will require substantial amounts of investment from both the public and private sector.
- GMSF will need to be supported by sources of funding and delivery mechanisms that are both timely and appropriate.
- The council will need to work collaboratively with the other districts, the GMCA, and infrastructure and funding providers etc.
- To support this:
 - Policy GM-D1 sets out the approach to infrastructure implementation; and
 - Policy GM-D2 sets out that developments will be required to provide, or contribute towards, the provision of mitigation measures to make it acceptable in planning terms.

Timeline for remaining stages of the GMSF

Stage	Timescale
Publication of Plan (Regulation 19)	Late 2020 / early 2021
Submission	Summer 2021
Examination	Winter 2021 / Spring 2022
Adoption	Summer 2022

What does the GMSF mean for Oldham's Local Plan?



Oldham
Council

GMSF & Oldham's Local Plan?

GMSF will become part of Oldham's Local Plan when adopted.

Many of the policies in the GMSF set out that more locally specific requirements / detail will be set out in District Local Plans (i.e. carbon emission reduction targets, affordable homes and open space, sport and recreation).

A number of policies will replace those in the Local Plan.

Local Plan policies replaced by GMSF

Policy	Replaced by GMSF policy/policies
3 An Address of Choice	GM-H1 (Partially)
4 Promoting Sustainable Regeneration and Prosperity	GM-P3 and GM-P4 (All Partially)
5 Promoting Accessibility and Sustainable Transport Modes	GM-N3, GM-N4, GM-N5 and GM-N7 (All Partially)
18 Energy	GM-S2 (Partially)
19 Flooding	GM-S5 (Partially)
20 Design	GM-E1
22 Protecting Open Land	Partially superseded by GM Allocation Policy 10 Broadbent Moss, GM Allocation Policy 8 Beal Valley, GM Allocation Policy 11 Chew Brook Vale (Robert Fletchers), GM Allocation Policy 12 Cowlshaw, and partially superseded by GM-G10.
25 Developer Contributions	GM-D2
Saved UDP Policy B1.1.24 – Royton Moss, Moss Lane, Royton (Business and Industrial Allocation)	Partially superseded by GMSF Allocation 10 Broadbent Moss
Saved UDP Policy H1.2.17 – Danisher Lane, Oldham (Housing Land Release Phase 2)	Superseded by GMSF Allocation 14 Land South of Coal Pit Lane (Ashton Road)
Saved UDP Policy OE1.8 Major Developed Site in the Green Belt	Superseded by GM Allocation Policy 11 Chew Brook Vale (Robert Fletchers)

Timeline for the Local Plan

Stage	Timescale
Issues and Options (Regulation 18)	December 2020 / January 2022
Draft Plan (Regulation 18)	Summer 2021
Publication of Plan (Regulation 19)	Summer 2022
Submission	Autumn 2022
Examination	Late 2022 to early 2023
Adoption	Spring 2023