

## PLANNING AND HOUSING COMMISSION

**DATE** : **Friday 16<sup>th</sup> March 2018**

**TIME** : **2:00pm - 3:30pm**

**PLACE** : **The Boardroom  
GMCA  
1<sup>st</sup> Floor  
Churchgate House  
Oxford Street  
Manchester  
M1 6EU**

### **AGENDA**

**1. APOLOGIES**

**2. CHAIR'S ANNOUNCEMENTS AND URGENT BUSINESS**

**3. DECLARATIONS OF INTEREST - attached**

To receive declarations of interest in any item for discussion at the meeting. A blank form for declaring interests has been circulated with the agenda; please ensure that this is returned to the GMCA officer at the start of the meeting.

**4. MINUTES AND MATTER ARISING OF THE MEETING HELD ON 14 DECEMBER 2017 - attached**

To approve the minutes of the meeting held on 14 December 2017 as a correct record and to raise any matters not covered elsewhere on this agenda.

- Planning Delivery Grant Award (verbal)
- Progress on GMS Implementation Plan (verbal)

**5. GREATER MANCHESTER SPATIAL FRAMEWORK**

i. Actions from GMSF Workshop - attached

Report of Chris Findley/Garreth Bruff

ii. Developing a Transport Evidence Base - presentation to meeting

Presentation from Mia Crowther, TfGM

**6. NATIONAL PLANNING POLICY FRAMEWORK AND RELATED ANNOUNCEMENTS - presentation to meeting**

- Draft Revised NPPF
- Supporting Housing Delivery through Developer Contributions
- Planning for the Right Homes in the Right Places: consultation proposals

- Fixing Our Broken Housing Market: consultation

Presentation from Chris Findley

Please find below for information, a link to the 5<sup>th</sup> March 2018 press release for the National Planning Policy Framework and other related documents -

<https://www.gov.uk/government/news/prime-minister-launches-new-planning-rules-to-get-england-delivering-homes-for-everyone>

**7. HOMELESSNESS - to follow**

Report of Steve Rumbelow, GM Portfolio Lead Chief Executive for Housing, Planning and Homelessness

**8. FUTURE MEETING DATES 2017/18 AND AGENDA ITEMS**

7<sup>th</sup> June 2018

6<sup>th</sup> September 2018

4<sup>th</sup> December 2018

The above meetings will be held 2:00-4:00pm, The Boardroom, GMCA Offices, Churchgate House, Manchester

**Future items**

- Brownfield land and “land banking”
- Housing Affordability evidence base
- Homelessness
- Cycling and walking plans
- Specialist housing, supported accommodation and extra care;
- Key environmental programmes.

## Planning & Housing Commission Meeting on 16 March 2018

### Declaration Of Councillors' Interests in Items Appearing on the Agenda

**NAME OF COUNCILLOR** \_\_\_\_\_

Minute Item No. / Agenda Item No.	Nature of Interest	Type of Interest
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary



**DECISIONS AGREED AT THE MEETING OF THE  
PLANNING AND HOUSING COMMISSION  
HELD ON 14 DECEMBER 2017**

**COMMISSION MEMBERS**

Mayor Paul Dennett	GM Portfolio Holder - Chair
Councillor Nick Peel	Bolton Council
Councillor Eamonn O'Brien	Bury Council
Councillor Angeliki Stogia	Manchester CC
Councillor Barbara Brownridge	Oldham Council
Councillor John Blundell	Rochdale MBC
Councillor Derek Antrobus	Salford CC
Councillor Philip Harding	Stockport Council
Councillor Ged Cooney	Tameside MBC
Councillor David Molyneaux	Wigan Council
Jane Healey Brown	Arup
Jenny Hope	United Utilities
Carl Moore	Homes and Communities Agency

**SUPPORT OFFICERS**

Steve Rumbelow	GM Lead Chief Executive
Garreth Bruff	GMCA Planning & Housing Tem
Eamonn Boylan	GMCA Chief Executive
Chris Findley	GM Planning Lead
Steve Fyfe	GMCA Planning & Housing Team
Smyth Harper	GMCA Communications Team
David Hodcroft	GMCA
Aisling McCourt	GMCA Planning & Housing Team
Anne Morgan	GMCA Planning & Housing Team
Simon Warburton	Transport for Greater Manchester
Kerry Bond	GMCA

**33/17 APOLOGIES**

The Chair welcomed all members to the meeting of the Planning and Housing Commission.

Apologies for absence were received on behalf of Councillors Bernard Priest and John Taylor. Simon Bedford, Steve Trusler, Ian Munro, Sally Whiting, Paul Beardmore, David Fowler, Marie Bintley and Jill Holden.

**34/17 CHAIRS ANNOUNCEMENT AND URGENT BUSINESS**

There were no announcements or matters of urgent business reported.

**35/17 DECLARATIONS OF INTEREST**

There were no declarations of interest made in relation to any item on the agenda.

### **36/17 MINUTES OF THE MEETING HELD 14 SEPTEMBER 2017**

1. The minutes of the meeting held on 14 September 2017 were presented for consideration.
2. Environment Programmes and Green Summit:  
Request an update report on the Natural Course and Urban Pioneer Project be brought to the Commission meeting following the Green Summit. Councillor Antrobus also requested that thanks be conveyed to officers involved in the Natural Course and Urban Pioneer Project.
3. Constitution & Terms of Reference:  
A report was presented detailing the changes made to the Planning and Housing Commission Terms of Reference, to reflect the election of the Greater Manchester Mayor and the refreshed Greater Manchester Strategy, ensuring that they are fit for purpose going forwards and that the Commission can support the Strategy in creating a much more integrated approach to place-shaping, investing in all places in Greater Manchester. Key areas of change are -
  - Updated the role of the Commission to reflect relevant aspects of the new GMS Vision and the approach to place making it sets out
  - Updated the priorities for the Commission so that these reflect the ambitions in the Greater Manchester Strategy where these relate to planning, housing and homelessness issues
  - To include the importance of supporting other key ambitions in the GMS, for example the work of the Homelessness Action Network and Low Carbon Hub
  - Commission membership to be amended to include a broader selection of stakeholders, changes to private sector engagement and an emphasis of local community engagement.
  - To request that the updated Terms of Reference are reported to the Greater Manchester Combined Authority for formal adoption.

### **RESOLVED/-**

1. To approve the minutes of the meeting held on 14 September 2017.
2. That a Natural Course and Urban Pioneer Project update report be brought to the commission meeting scheduled for 7<sup>th</sup> June 2018, following the Green Summit being held on 21<sup>st</sup> March 2018, and that thanks to officers involved in the Natural Course and Urban Pioneer Project be noted.
3.
  - i. To agree the changes to the Planning and Housing Commission Terms of Reference as detailed in the report and attached at Annex One.
  - ii. That Planning and Housing Scrutiny members continue to be invited to meetings of the Commission.
  - ii. That the Terms of Reference be reported to the GMCA\AGMA Executive Board for formal approval and adoption.

### **37/17 GREATER MANCHESTER STRATEGY AND DELIVERY PLAN**

Members received a report updating members on the work undertaken to develop the Greater Manchester Strategy Implementation Plan, detailing specific actions and activities required to deliver the vision and ambitions of the Strategy and outlining proposals for the development of the two year Implementation Plan, early priorities which set out the ambitions of the Strategy will be drafted by March 2018.

The Commission discussed the update and the following points were raised-

- Priority 1 should also include other aspects including infrastructure for new developments and place standards;
- Priority 6 should include mechanisms and strategies to deliver homes, for example construction techniques;
- Priority 7 or 8 should include environment resilience for instance water management and air quality.

#### **RESOLVED/-**

1. That the current Implementation Plan be circulated to members.
2. To note the proposed approach and timeline for the development of a further two year GMS Implementation Plan.
3. That information on the Palmer review of the construction industry labour market is used to inform proposals in the skills section of the Implementation Plan so that the construction industry is included in the skills agenda.
4. To note that air quality is included in the environment/resilience section of the Implementation Plan, and that an Air Quality Action Plan report is being taken to the GMCA meeting in early 2018 prior to be taken to government with the following year.
5. That the Greater Manchester Strategy Implementation Plan be a standing item on the Commission agenda.

### **38/17 GREATER MANCHESTER SPATIAL FRAMEWORK**

#### **i. Developing the Vision and Strategy**

Members received a presentation from Dave Rudlin, Urbed and members of his team detailing work undertaken to develop visual plans for the GMSF and info graphics that will help to communicate the strategy behind it. This includes:

1. Creating a strong graphic narrative;
2. Diagrammatical representation of the Spatial Portrait, detailing for example connectivity, travel to work, socio demographic data, economic indicators, population density, land use and movement patterns;
3. Spatial Narrative Strands: Comparison with Peer Cities in Europe, the need for the UK's cities outside London to grow, the way in which cities grow and the role of greenbelts;

4. Spatial Narrative of Greater Manchester, looking at the historical development and at how it might grow over the next 50 years;
5. An overall plan showing the area of potential for development, overlaid with proposed allocations;
6. Plans at three scales – GM wide, district wide and proposed allocations.

Discussion took place and the following points were raised-

1. The changing nature of retail and need for string evidence on this to inform the GMSF.
2. The importance of transport across and within the regional centre, and the potential to consider underground networks.
3. Issues with how the greenbelt, urban land and brownfield land is represented and explained.
4. Links between the GMSF and the Government's industrial strategy, with GM identified as a pilot for this.
5. Narrative on industrial, environmental, housing and skills need to be developed.
6. Need to show a capacity for growth in the road networks to meet public expectations, including the public transport network.

#### **RESOLVED/-**

1. To note the content of the presentation.
2. To arrange a separate workshop for Commission members and Urbed officers to discuss these aspects in more detail.
3. That work on the transport evidence be brought to the next meeting as this sets out the different travel market conditions across Greater Manchester.
4. That this presentation be circulated to Members.

#### **ii. Preparations for a Communications Plan**

Smyth Harper, Head of GMCA Communications, provided an update into communications and engagement for the GM Spatial Framework, outlining activity that has taken place including advice and guidance with the Consultation Institute who are offering assurances to our processes and the development of the Greater Manchester wide communications and engagement working group.

#### **RESOLVED/-**

1. To note the content of the presentation.
2. That all members liaise with ward members and officers to ensure every district are up to date on decisions that are being made.
3. That section 2.2.2 of the report be amended to read Stockport MBC.

### iii. **General Update on GMSF**

Anne Morgan gave a brief update on the programme of information that has been released, including-

- The revised Economic Forecast and the response to the GMSF consultation, which can be viewed and/or downloaded from the GMCA website.
- Work on the current Land Supply, which is being looked at in more detail to optimise opportunities in the urban area.
- That local register of brownfield land suitable for housing led development will be published by the end of December.
- A CPRE Conference being held in March 2018.
- That the Mayor's Green Summit is scheduled for 21 March 2018.

#### **RESOLVED/-**

1. That the update be noted.
2. That an update report on the GMSF is made at future meetings.

### **39/17 GREATER MANCHESTER HOUSING STRATEGY**

A report was presented seeking guidance of the Commission on the development of the GM Housing Strategy. The strategy will fit alongside the family of other GM strategies that support the overarching Greater Manchester Strategy, and gives the opportunity to debate and develop a policy response to some of the key issues that need to be embedded into the GM Spatial Framework. The Annex of the report details suggested key topics that the Housing Strategy could address

#### **RESOLVED/-**

1. That the report be noted.
2. That infrastructure be included to maximise the use of existing infrastructure within Greater Manchester.

### **40/17 INTERIM NATIONAL INFRASTRUCTURE ASSESSMENT CONSULTATION**

A report was presented briefing members on the interim National Infrastructure Assessment Consultation that was launched on the 13 October 2017 and outlining the key issues to be raised in the GMCA response.

#### **RESOLVED/-**

1. To note the report and key issues identified in section 2.5 of the report.
2. To note the process for developing and finalising the response as detailed in section 3 of the report.
3. That any comment/feedback be sent to David Hodcroft by 12 January 2018.

4. That the presentation be circulated to members.

#### **41/17 BUDGET ANNOUNCEMENTS**

A report providing an update on the Autumn 2017 Budget announcements was presented to the Commission and highlighted those of particular relevance to Greater Manchester including new agreements for further devolution.

#### **RESOLVED/-**

1. To note the report.

#### **42/17 DATES OF FUTURE MEETINGS**

7<sup>th</sup> June 2018

6<sup>th</sup> September 2018

4<sup>th</sup> December 2018

The above meetings will be held 2:00-4:00pm, The Boardroom, GMCA Offices, Churchgate House, Manchester, M1 6EU

#### **Future Agenda items**

- Brownfield land and “land banking”
- GMSF Transport Studies
- Housing Affordability evidence base
- Homelessness
- Cycling and walking plans
- Specialist housing, supported accommodation and extra care;
- Key environmental programmes.

## GM PLANNING AND HOUSING COMMISSION

### ISSUES AND ACTIONS FROM GMSF WORKSHOP – 27 FEBRUARY

#### 1. Approach to the GMSF 2018:

*This discussion considered the general structure of plans and some of the key building blocks that will shape 2018 GMSF:*

- Existing land supply – existing land supply figures (with a 2017 base) are due to be published shortly. These will need to be better explained, to avoid confusion and misinterpretation. For example, explaining differences between land-take and floor space figures as well as assumptions that have been made in calculating and compiling land supply figures and the number of housing units this will provide.
- Northern Powerhouse – land supply for employment in Greater Manchester will need to be matched to the wider ambitions of the NPH, especially in terms of rail investment and the delivery of other infrastructure.
- Housing – housing requirements will reflect the Government’s Local Housing Needs figures, with the Government response to last year’s consultation expected imminently. We will need a clear explanation of any differences between the requirement we set in 2016 and the one to be put forward in 2018 and to share the thinking behind this.
- Housing allowances – the methodology used to calculate allowances will be shared.
- Offices – demand for office space is being driven by accessibility as well as agglomeration, so will largely focus on city centre with the presence of attractive amenities as well some town centres.

#### *Immediate Actions:*

- GMCA communications team briefed on these issues and will develop consistent language in media release on land supply
- Hold a short member development session to explain background and assumptions informing the existing land supply (asap as these figures are published)

#### 2. Developing outcomes and objectives:

*This discussion considered what the plan is likely to deliver and how it needs to be focused:*

- Links to the Greater Manchester Strategy – strategy for the GMSF 2018 is being re-written to reflect the new Greater Manchester Strategy. The scope and objectives for the GMSF will underpin a broader framework for implementing this Strategy.
- Ambitions for Greater Manchester – overall, the GMSF will need to be more ambitious with clear objectives, as a building block for rest of plan. For example this would objectives on transforming town centres, extending the international role of the city centre and universities, etc.
- Specific targets – targets will be included in objectives, reflecting a range of ambitions in the Greater Manchester Strategy, eg on issues like Carbon neutrality, transport, infrastructure as well as housing.
- Strengths and unique character of Greater Manchester – GMSF needs to pin down what people like about living here and what will make Greater Manchester a better place to live or work in. For example, all of Greater Manchester is much more accessible than London, university opportunities, urban lifestyles and attractions, etc.

- Existing communities – the Objectives in the GMSF need to be clear about improving the quality of life for existing communities as well as in providing new homes and employment land, eg improving the environment and conditions in existing built area.
- Relationship with local plans – diversity across Greater Manchester means objectives need to be able to encompass differences so that local plans can implement them in ways which will work locally.

*Immediate Actions:*

- Above points need to be reflected in vision, objectives and spatial strategy.
- Set up a small working group to develop ideas and cover work to date
- Hold a further session with PH Commission members (will be an additional meeting)

#### **4. Presenting proposals and communications**

*This discussion considered communications and how the strategy behind the GMSF can be presented to reach more people:*

- Communications messaging – need to learn from lessons of previous consultation and avoid concentrating on a narrow range of issues, eg brownfield-greenfield issues. Need to be clear on the benefits and role of the GMSF in its widest sense, eg the debate has to be about the need for people to have good homes.
- Preparing for the consultation – need for publicity and messaging prior to the start of the consultation, with key issues or information available in advance to help inform the debate and make it more constructive for all participants.
- Work with local teams – the communications plan and specific releases, etc will all be shared with districts teams and allow time for local interpretation of Greater Manchester wide issues
- Meetings – consultation meetings and events will be organised through districts, but will need to be promoted centrally as well as locally.
- Social media – a more active social media campaign is essential to the developing comms strategy
- Unique offer of Greater Manchester – the communications plan will draw out what is distinctive about Greater Manchester and our place in the wider world.
- Diagrams and maps - people respond well to diagrams and information presented spatially on maps or figures and these will be an important part of explaining and communication the 2018 GMSF.
- Greater Manchester's place in wider world – maps and images will have to look beyond the GM border, not just limited to GM geography.

*Immediate Actions:*

- Current work being developed and will be presented in light of the discussion.