

# AN INITIAL OVERVIEW: THE GMSF REVISED DRAFT

We are encouraged to report that the much anticipated Greater Manchester Spatial Framework (GMSF) Revised Draft 2019 is to be discussed at the Joint GMCA and AGMA Executive Board meeting on Friday (11 January 2019).

The papers prepared for the meeting confirm that the 2019 draft continues to progress as a joint Development Plan Document to set out the proposed approach to housing and employment growth across Greater Manchester over the next 20 years. Our initial review of the 1000+ pages that have been published to date is set out below.



The draft spatial strategy seeks to: (i) Concentrate growth in the City Centre and wider Core Growth Area - stretching from Port Salford (west) to the Etihad Campus (east); (ii) Regenerate the inner areas; (iii) Boost competitiveness in the north of the City Centre; (iv) Sustain competitiveness in the south of the City.

**120**  
HOMES PER  
HECTARE  
IN DESIGNATED  
TOWN CENTRES



**200**  
HOMES PER  
HECTARE  
IN CITY CENTRE  
LOCATIONS

It places a greater emphasis on the contribution (for new homes and jobs) that can be achieved from **higher density development** i.e. 200 homes per hectare in city centre locations and 120 homes per hectare in designated town centres as well as the regeneration of previously developed land. This includes forthcoming plans to consultation on a Mayoral Development Corporation for Stockport West.



**201,000**  
NEW HOMES  
BY 2037

The level of proposed **housing growth** has been reduced (from 227,200 in 2016 draft) to a minimum of 201,000 net additions over the anticipated plan period from 2018-2037.



**-27,000 HOMES**

Greater Manchester (GM) Allocations requiring the strategic release of land from the **Green Belt** are proposed and it is anticipated that these will provide for around 28,000 new homes over the plan period (down from the 55,000 new homes proposed in the 2016 Draft GMSF).

It remains to be tested whether this is enough over the plan period.



**50,000**

A minimum target of **50,000 new affordable homes** has been set (of which 30,000 are to be for social or affordable rent) and a GM Allocations in Trafford and Stockport have an affordable housing target of 30%. Affordable housing targets for the other GM Allocations are to be determined by future Local Plans that are progressed by each borough.



In relation to Economic Growth, the GM Allocations seek to make provision for more than **6.6 million square metres of new employment floorspace** to accommodate of between 110,000-180,000 new jobs in the period to 2037. Key locations include the City Centre, M62 Corridor, Port Salford, The Quays and Manchester Airport.

**<50%**

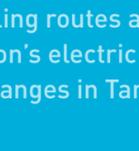
The net loss of **Green Belt land has been reduced by 50%**. Additions to the Green Belt are proposed in each of the GM authority areas to replace (in part) land lost to accommodate the GM Allocations.

Overall, the 2019 Revised Draft GMSF proposed the release of 2,420 hectares or 4.1% of the existing Green Belt across the city-region.



Investment in new **infrastructure** is key to the growth of the city-region. The draft 2040 Transport Strategy Delivery Plan is to be published alongside the new draft GMSF this month. It sets out that a **five-year delivery plan for a range of transport projects**, including the

Trafford Park Metrolink Line; the upgrade of Salford Central Station, £160m to new walking and cycling routes across the city region as well as the expansion of the city-region's electric vehicle charging network and new transport interchanges in Tameside and Stockport.



**CO<sub>2</sub>**

The 2019 Draft GMSF sets out the ambition for the city-region to be **carbon neutral by 2038**. A key element of this is proposals that will require all new development to be net zero carbon by 2028 and to keep fossil fuels in the ground (i.e. fracking is not currently supported by the GMCA).

## SUMMARY

The advancement of the GMSF represents a positive step forward for the City Region. It is clear that there will be great opportunities for new development, regeneration and infrastructure projects over the next 20 years. However, questions remain as to whether the plan will provide a policy framework that creates more favourable conditions for economic growth across all areas of Greater Manchester. Critical to the success of the plan is improved access to good quality, high skilled employment opportunities as well as the delivery of a mix of high quality housing that is designed to meet the diverse needs of local communities across Greater Manchester.

Subject to ratification at the Executive Board Meeting on 11 January, the public consultation on the 2019 Draft GMSF is scheduled to commence on 21 January for an 8-week period.

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