

Strategic Planning Update

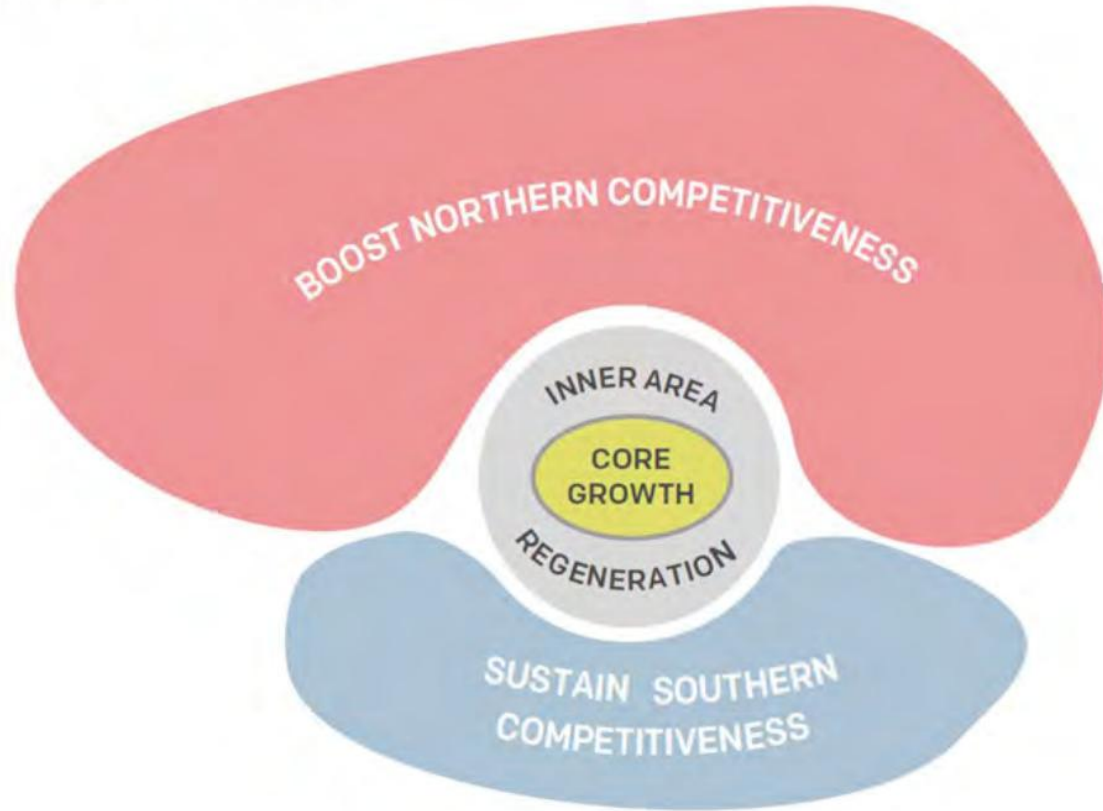
Housing First, Planning and Infrastructure
Commission – Oct 2025

Current Strategic Planning Context in GM

- Places for Everyone Plan (PfE) plus individual local plans
- PfE only covers nine GM LAs, but Stockport agreed to the overall spatial strategy
- PfE was adopted in March 2024 and is therefore up to date. PfE would normally be reviewed 5 years after adoption, taking account of annual monitoring
- PfE does not cover all aspects of planning policy, therefore all GM LAs underway with individual local plans
- All GM LAs scheduled to submit local plans for examination by December 2026
- No Spatial Development Strategy (SDS)

Established Spatial Strategy

SPATIAL STRATEGY



Chronology of Changes to Strategic Planning National Policy

- NPPF – published December 2024 - most significant changes were the introduction of a new local housing need methodology; new definition of ‘grey belt’ and introduction of ‘Golden Rules’ for Green Belt
- English Devolution and Community Empowerment Bill - published July 2025, introduces ambition for strategic spatial plan coverage of the whole of England, changes to Mayoral Combined Authority (MCA) governance arrangements and also subsequent development management powers
- Planning and Infrastructure Bill – published March 2025, expected to get Royal Assent November 2025 and secondary legislation in place early 2026 (March). Introduces the requirement for MCAs to produce a Spatial Development Strategy (SDS) and associated governance (voting) arrangements

Implications of the Changes for GM

- PfE expected to remain up to date until March 2029
- Therefore, other than in Stockport the new LHN will not apply until after that date (unless monitoring shows slow delivery)
- Government expecting new style SDSs to be prepared in this parliamentary period – new LHN will be the starting point
- New regulations introduce powers for the Secretary of State to intervene in the production of an SDS, in terms of both content and timetable

What is a Spatial Development Strategy (SDS)?

- It is a Mayoral plan
- It is a strategic planning document, prepared by a strategic planning authority – in GM this is the GMCA
- Since the first devolution powers, the GM Mayor has had the duty to produce an SDS, but not exercised it, instead supported the joint development plan
- Given changes to planning regulations, position likely to change
- It needs to align to the area's local growth plan
- It will include strategic policies relating to the development and use of land
- It will identify targets to meet the employment and housing needs of the area
- It cannot allocate development sites or revise Green Belt boundaries
- Once adopted, the GM SDS would become part of the development plan for the local planning authorities in the GM area

New Housing Need Methodology Results for GM

	Current annual target	Current LHN (June 2025)	15 year target
Bolton	787	1,236	18,540
Bury	452	982	14,730
Manchester	3,533	2,536	38,040
Oldham	680	928	13,920
Rochdale	616	942	14,130
Salford	1,658	1,351	20,265
Stockport	1,870	1,870	28,050
Tameside	485	1,130	16,950
Trafford	1,122	1,621	24,315
Wigan	972	1,452	21,780
Total	12,120	14,048	210,720

Next steps

- Need to wait for Bills to get Royal Assent
- Once this has happened can begin to programme the steps in producing a GM SDS
- Once agreed, the timeline will be submitted to the SoS for approval
- Following that, work will formally begin on the next generation of new spatial planning in GM