



HOUSE OF COMMONS  
LONDON SW1A 0AA

22 February 2023

Dear Ms Wilson,

Overall I welcome the document and the policy it underscores. Greater Manchester has a desperate housing shortage and needs land for housing new build. GM also needs land in the right places for industrial and commercial development to allow for economic change and growth for the industries of the future and the employment this creates. It is, however, of fundamental importance that this process is not simply developer-led as we know this would put much more pressure on Green Belt land and lead to inappropriate development in places not consistent with local development ambitions.

The policies outlined give certainty as to which land can be developed and equally importantly which land cannot be developed. Without this, there is the real potential for a developer-led land grab.

In accepting this plan central government must accept its own role in guaranteeing the development of those aspects of infrastructure investment vital to making the plan work which depends on central government decision-making albeit across a range of Whitehall departments. I trust any report to the Secretary of State will make this abundantly clear. I shall touch on some of these in the following comments.

### **North-East Growth Corridor**

The North-East of GM is one of the most deprived parts of the conurbation and, indeed, the country. This manifests itself in many ways, health, educational attainment, unemployment and under-employment are just some of these. That is why the ambition around the Growth Corridor is so important. It is potentially transformative both in offering needed high-quality employment and in changing the perception of this part of the conurbation as a dynamic economic zone with the potential for investment in the future.

I would underline the need for the central government to play its role by committing in particular to the improved transport infrastructure to facilitate these ambitions.

### **Housing**

The release of land for housing will inevitably be controversial. Still, there are issues that ought to generate general agreement. Houses are not just buildings but people's homes set in the wider community. That dictates that the supporting infrastructure must be there to allow new homes and families and existing ones to have access to school places, GP services, etc.

Infrastructure goes further than these and must include adequate transport links. The A58, the main route through to Littleborough (and on to West Yorkshire) is inadequate at the moment and can only be much worse with a significant increase in housing numbers without necessary investment.

This part of Rochdale also needs protection against flooding. Rochdale has seen serious flooding over the years and climate change may well make the rainfall patterns worse. New housing developments must have flood mitigation built into the development plan.

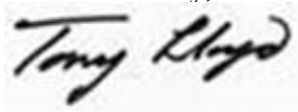
These infrastructure requirements are already established in “Places for Everyone”. The Roch valley development talks about mitigations in terms of school places, flooding defences and highway upgrades, the latter including financial contributions from developers. The Newhey Quarry development discusses the need for school places. It also discusses adequate parking at the Metro station as part of the development.

What is not clear, but should be made clear by the Secretary of State and underscored by legal protection, is that the Local Authority would have the legal power to refuse or delay proposed development where these mitigations were not in place or planned to coincide with developments. This would place an expectation on the Local Authority and, in practice, a mandate on developers. Some of these would require central government action and would place a duty on the central government

### **Green Belt**

The use of Green Belt land is inevitable but equally inevitably controversial. “Places for Everyone” underwrites a commitment to developing “Brown Field first”. However, it isn’t obvious that the power exists at GM or Local Authority level to implement this. Local Authorities need the legal power to order the release of land in order to prevent a developer rush on Green Field sites at the expense of Brown Field.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tony Lloyd', written in a cursive style.

Tony Lloyd MP