

Question 11 Revised Text

The NPPF requires development plans to be “aspirational but realistic”. Even meeting the ‘middle ground’ of option 2, which matches OAN nevertheless, requires a step change in the delivery of housing. This may lead for calls for the distribution of housing to be geared towards either ‘honeypot’ locations or those where there is the perception of “quick wins”. Many of these will be to the south of Greater Manchester – with potentially fewer in the North or East.

Such a distribution of housing appears unlikely to address the wider needs and issues within the conurbation. Cheshire East is also concerned that a concentration of growth in the south of Greater Manchester will also have cross-boundary implications for Cheshire. A scale of growth that can be properly accommodated throughout the conurbation is therefore to be preferred.

The GMCA therefore needs to factor in realistic delivery AND the implications of that for spatial distribution and wider impacts into its final choice of growth option.