



<b>Report To:</b>	<b>EXECUTIVE BOARD</b>
<b>Date :</b>	15 March 2017
<b>Executive Member/ Reporting Officers:</b>	Councillor John Taylor - Deputy Executive Leader Damien Bourke - Assistant Executive Director (Development, Growth and Investment)
<b>Subject:</b>	<b>PROPOSED GODLEY GREEN GARDEN VILLAGE – MEMORANDUM OF UNDERSTANDING</b>
<b>Report Summary:</b>	This report seeks a recommendation that the Council enters into a Memorandum of Understanding (MoU) with other landowners for the promotion and delivery of the proposed Godley Green Garden Village.
<b>Recommendations:</b>	That the Council enters into the Memorandum of Understanding (MoU), attached at <b>Appendix 2</b> , with other landowners for the promotion and delivery of the proposed Godley Green Garden Village.
<b>Links To Community Strategy:</b>	Prosperous and Attractive Tameside
<b>Policy Implications</b>	In line with approved policy
<b>Financial Implications: (Authorised By The Section 151 Officer)</b>	There are no financial implications arising directly from this report.
<b>Legal Implications: (Authorised By The Borough Solicitor)</b>	It is proposed that the Council enters into the MoU in its capacity as the owner of some of the land in the area using its general power of competence under section 1 of the Localism Act 2011. The MoU makes clear that the arrangement is without prejudice to the Councils powers and duties of plan making and decision taking as the local planning authority under Parts II and III of the Town and Country Planning Act 1990.
<b>Risk Management:</b>	None directly from this report
<b>Access To Information:</b>	The background papers relating to this report can be inspected by contacting the report writer Ade Alao, Head of Investment and Development, by:  Telephone: 0161 342 2795  e-mail: <a href="mailto:ade.alao@tameside.gov.uk">ade.alao@tameside.gov.uk</a>

## **1.0 BACKGROUND**

- 1.1 The purpose of this report is to seek approval for the Council to enter into a Memorandum of Understanding (MoU) with other landowners for the promotion of the proposed Godley Green Garden Village.
- 1.2 The draft Greater Manchester Spatial Framework (GMSF) issued on 31 October 2016 identifies an allocation for a new Garden Village in the Godley Green area, with 2,350 new homes and supporting infrastructure and facilities. An extract of the draft GMSF allocation is attached at **Appendix 1**.
- 1.3 While the GMSF is going through the necessary statutory processes, it is important for the landowners to commence work on shaping the proposals for the Garden Village along with the Council and other stakeholders. The Council is also owns a significant amount of land within the proposed Garden Village area.
- 1.4 The landowners have now produced a draft MoU and are seeking approval from all owners of potential development land within the proposed Garden Village.

## **2.0 DRAFT MEMORANDUM OF UNDERSTANDING**

- 2.1 The draft MoU is attached at **Appendix 2**.
- 2.2 The draft MoU identifies the key objectives of the project in facilitating the promotion and delivery of the Garden Village through identifying the most appropriate delivery and governance arrangements between the landowners.
- 2.3 The draft MoU also identifies the following key principles of collaboration amongst the landowners:
  - Collaborate and cooperate
  - Be accountable
  - Be open
  - Learn, develop and seek to achieve full potential
  - Adopt a positive outlook
  - Adhere to statutory requirements and best practice
  - Act in a timely manner
  - Manage stakeholders effectively
  - Deploy appropriate resources
  - Act in good faith
- 2.4 The draft MoU is not a legally binding document and does not commit any future Council funding or decision. It also explicitly states that it does not prejudice the exercise of the Council's powers and duties as a Local Planning Authority.
- 2.5 Any proposals emerging from work undertaken through the MoU will be subject to future Council decisions in respect of land in Council ownership.

## **3.0 RECOMMENDATION**

- 3.1 The recommendation is as shown at the front of the report.