

Report to:	EXECUTIVE CABINET
Date:	2 November 2020
Executive Member/ Reporting Officer:	Cllr Gerald Cooney – Executive Member (Housing, Planning and Employment) Jayne Traverse, Director of Growth Gregg Stott, Assistant Director Investment, Development & Housing
Subject:	GODLEY GREEN GARDEN VILLAGE - PROJECT UPDATE & BUSINESS CASE
Report Summary:	This report provides an update to Executive Cabinet following the Council's decision in December 2019 to enter into a Grant Funding Agreement (GFA) with Homes England to secure £10m for the critical infrastructure required to open up the site for residential development. This means the Council is now contractually obliged to deliver the Godley Green Project against agreed contract conditions and milestones. In addition, the report will set out the current position in relation to project delivery and the next immediate proposed stages.
Recommendations:	That Executive Cabinet be recommended to: <ol style="list-style-type: none"> 1. Approve a budget of £2.75m to allow the progression to the next phase of the project as detailed within the confidential business case. 2. In approving the additional £2.75m budget note the significant benefits afforded by the scheme of a positive planning decision with any financial benefits from this being used to replenish the Medium-Term Financial Strategy reserve by the £2.75m. 3. Approve the bringing forward of £0.5m of reserve funding into 2020/21 that is currently earmarked to be spent in 2021/22 to allow the completion of the planning application by February 2021. 4. Approve entering into Land Option Agreement's as the preferred route to acquiring the land interests across the Godley Green site to satisfy the existing contractual commitments with Homes England. 5. Approve the spending of the approved implementation budget as outlined in the confidential business case set out at Annex A. 6. Approves postponement of the Council led consultation for Godley Green until the new year to allow the consultation to run consecutively with the Greater Manchester Spatial Framework consultation following advice from the Local Planning Authority. This will not impact the overall delivery date of Godley Green.
Corporate Plan:	The Council's ambitions for Godley Green are reflected in the Corporate plan by aspiring to build successful lives, strong and resilient new communities, invest in a local and vibrant economy

and promote healthy lives in a new place.

Policy Implications:

The proposed Garden Village at Godley Green is the key strategic site for Tameside as identified in the Greater Manchester Spatial Framework. If the site does not come forward for development, the Council will be required to find alternative sites to meet its future housing requirements.

Financial Implications:

There are several aspects to the financial proposals in this report:

(Authorised by the statutory Section 151 Officer & Chief Finance Officer)

- 1) There is a request for £2.75m of additional funding to allow the Council to take the project to the next stage. It is proposed to fund this from the medium-term financial strategy reserve, on the basis that the project if successful will bring significant benefits to the borough and its residents.
- 2) The costs of pursuing the planning application is likely to be in the region of £2.125m. The Capital Programme contains existing Council funding of £0.4m, with a further £1m agreed as part of the budget process, which was to be spread over two years. In order to progress the project within this financial year £0.5m scheduled to be spent in 2021/22 is required to be brought forward into 2020/21. Further agreed funding of £0.72m from Homes England means there is a sufficient funding envelope available for the planning stage based on current estimates.
- 3) It should be noted that there will be a requirement for the Council to repay the £0.72m to Homes England should the scheme not progress as planned in accordance with agreed milestones.

Legal Implications:

(Authorised by the Borough Solicitor)

The current driver for the project is the funding agreement with Homes England which includes a number of milestones, which must be met in order to receive the further funding and not have to repay the funding already received. This funding is to support the initial infrastructure work and the planning application.

It is therefore critical that wherever possible the work remains on track in accordance with the milestones and that slippage to those milestones is managed through the relationship with Homes England as failure to meet the milestones can result in the council being required to pay back the funding received and fail to receive the further funding which has been promised

The immediate next steps will be the preparation of the options agreements, support the external consultants in relation to planning and to provide advice in relation to the CPO strategy.

The CPO is an important element of the overall scheme to run alongside the options agreements to ensure that the land can be secured in a timely fashion. In addition a CPO can be an expedient way of dealing with third party rights and other issues, which may affect the land. Therefore there will be a further report in due course dealing specifically with the CPO strategy and process.

Comprehensive title investigations in relation all the parcels of land affected by this project which is in excess of 50 parcels and over 18 landowners are also being undertaken. This work is a key

component for both the options agreement and CPO strategy.

As stated in this report the immediate priorities are securing the options agreements and submitting the planning application. Both of these will be challenging if only because the development is located in the green belt.

Appropriate consultation will also have to be undertaken which is now advised should run following the consultation on the Greater Manchester Spatial Framework and continues to be supported by external consultants.

With regards to the delivery of the infrastructure works, advice and assistance will be provided via STAR to ensure that the works are procured compliantly and represent best value. Support will also be provided by the Council's own highways service.

Whilst a significant amount of work is required in relation to the initial infrastructure and planning aspects of this project the project team also has to consider the longer terms actions for this project including funding and development partners. This work will need to be progressed alongside the HIF milestones

Risk Management:

A project of this size has a number of risks across each of its phases. The initial risk are:

1. Failure to meet the HIF milestones
2. Failure to agree and enter into an agreement with the Godley Green Landowners
3. Homes England withdrawing the funding to use elsewhere in the country
4. Greater Manchester Spatial Framework Timing
5. Planning permission not being granted
6. The housing market being depressed due to the impact of Covid and Brexit
7. Land values not being realised
8. Judicial review and challenge

Access to Information:

The business case at **Appendix A** is exempt from publication as it contains exempt information relating to paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended). On balance, under paragraph 10 of Part 2 of Schedule 12A, it would not be in the public interest to disclose this information to the public because disclosure would, or would likely to, prejudice the commercial interests of the Council and/or 3rd parties, which, in turn, could impact upon the interest of the local taxpayer.

Background Information:

The background papers relating to this report can be inspected by contacting John Hughes



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1. INTRODUCTION

- 1.1. The Godley Green Garden Village scheme is recognised by Homes England and the Greater Manchester Combined Authority as one of the largest and most ambitious programmes of development and regeneration with the North West and City region. The scale of development that could take place is the equivalent of a new district or urban extension.
- 1.2. Godley Green has the potential to provide transformational change to the Tameside housing market through delivery of up to 2,350 new quality homes helping to satisfy the housing requirements of local people across all tenure and housing types, from affordable to executive homes.
- 1.3. The vision for Godley Green Garden Village is to create a nationally recognised vibrant, sustainable & beautiful new community based on Garden Village principles. These principles are being proposed by Government as a policy initiative designed to promote well planned areas of significant residential growth.
- 1.4. Godley Green will have a unique and distinctive sense of place with seamless integration of new physical, social, green and blue infrastructure into a superb natural landscape with excellent links to the city region, the Pennines and National Park.

2. GODLEY GREEN: STRATEGIC RELEVANCE, BENEFITS AND OPPORTUNITIES

- 2.1. Godley Green is “*the*” key strategic site for Tameside. If it comes forward for development through greenbelt release, it has the potential to deliver 25% of the Council’s housing requirements over the Greater Manchester Strategic Framework (Greater Manchester Spatial Framework) plan period. If the site is not promoted for development, the Council will be required to identify alternative sites to meet its future housing requirements.
- 2.2. The Tameside Housing Market is characterised by 90% of properties in CTAX Band A-C. At the same time there is a shortfall of land supply to meet the need for new homes required in the borough over the next 20 years. Combined, both factors act as barriers to economic growth and increased productivity in the area.
- 2.3. The transformational change that is proposed by this development will help to satisfy the needs of current and future households providing the step change required that will contribute to the re-balancing of the Tameside housing market.
- 2.4. The Council has been working constructively with the 18 private landowners since October 2016 to establish the overarching principles for delivery and promotion of a Garden Village on the site. A Landowners Memorandum of Understanding (MoU) was signed in March 2017, which established the principles for collaboration and a commitment to promote the site through the planning process.

Anticipated benefits to the Council

- 2.5. Godley Green offers a rare opportunity to Tameside and Greater Manchester to deliver a large scale, sustainable Garden Village. Anticipated benefits to the Council include:

Anticipated Benefits to the Council

- Council Tax – increase in council tax to enable the funding of borough wide services
- Section 106 – The borough will benefit from any developer or section 106 contributions from the scheme to invest in public infrastructure
- Enhanced Council Land Value – The land value uplift of the Councils 8.5 acres
- HIF Grant Investment in the borough– If the scheme performs better than initially expected, the £10m will be recoverable by the council to reinvest in housing and placemaking across the borough.
- Recover costs incurred pursuing the Planning Permission and development related fees
- Housing Needs – The site can deliver 25% of the Councils housing needs over the plan period
- Affordable Homes – The site will deliver 30% affordable housing
- Social Value – Significant new public realm and new green and blue infrastructure.
- Hyde & Hattersley – Impact of the new community and wider socio-economic benefits
- Exemplar Scheme – Creation of a nationally recognized exemplar settlement
- Job Creation – The local centers will provide jobs for local people
- Education – New educational curriculum and vocational opportunities linked to Godley Green.
- Health & Wellbeing – Through the high-quality provision and improved access to open space.
- Energy Sustainability – Modern methods of construction and renewable energy solutions
- Accessibility – High quality placemaking with a focus on removing vehicle reliance.
- Transformational Growth – Place People

2.6. Without the required political and strategic leadership of the Council it is unlikely that the anticipated benefits listed above would be realised. If the Council chooses to pass the site to the private sector, the site may still get developed; however, this is unlikely due to the fragmented land ownerships, greenbelt designation and the upfront risks associated. In addition, the private sector was not eligible to access the Homes England Housing Infrastructure Funding secured by the Council.

3. GODLEY GREEN - PROJECT DELIVERY STAGES - PURPOSE OF REPORT

3.1. Due to the complexity, duration, and scale of this the project, a programme has been established around 6 key stages which reflect the different risks, outputs and governance that will be required to deliver the vision for Godley Green. There are multiple interdependencies between each stage which will require progress to be made concurrently and in a collaborative way.

- Stage 1 – Project Inception & Securing Funding
- Stage 2 – Planning Application Process
- Stage 3 – Securing Land Interests
- Stage 4 – Developer and/or Partnership discussions
- Stage 5 – HIF Funded Infrastructure Delivery
- Stage 6 – Wider Site Delivery

3.2. The principal purpose of this report is to discuss key issues and decisions which are required to move forward on Stages 2 and 3.

- 3.3. Later stages of project delivery will be subject to separate governance reports at the appropriate time (Stage 4 onwards).
- 3.4. An outline of Stage 1, which has already been completed, is provided below for background information and context.
- 3.5. Godley Green has, and continues to develop, robust governance and business planning arrangements, which will support the project as it evolves and such arrangements needing to evolve as per the project's development over the next stages of project delivery.

Stage 1 – Project Inception and Securing Funding

- 3.6. This information has been provided for context and a wider understanding of the Godley Green process to date.
- 3.7. To unlock the development potential at Godley Green, the Council has been reliant on a successful capital grant funding bid to the Governments HIF programme. Securing this funding was a crucial component in mitigating the risk associated with the significant upfront infrastructure costs and supporting the ambition to accelerate development at Godley Green.
- 3.8. The Council signed the HIF Grant Funding Agreement (GFA) in December 2019 for £10m of grant funding towards the provision of critical infrastructure required to unlock development activity in First Phase delivery, namely:-
 - 2 Junctions and Access Roads off Mottram Old Road
 - A Primary Substation or Sustainable Energy Solution
- 3.9. Detailed cost plans and designs for this infrastructure have been confirmed and agreed with Homes England in line with the GFA milestones.
- 3.10. In the Executive Cabinet Report presented in October 2019, Executive Members were informed of the extremely challenging conditions and milestones that the Council needed to agree in order to secure the £10m HIF Funding.
- 3.11. Homes England has now assigned a dedicated Relationship Management Officer to the project. This involves bi-monthly project management meeting to monitor progress on delivery against the contract conditions and Milestones.
- 3.12. The meetings have successfully led to a number of the milestones being re-defined, amended or in some cases deleted. There is now far more clarity and certainty on project delivery on both sides and Deed of Variation to the original position has now been concluded.
- 3.13. The Council has negotiated an early drawdown of £720,000 from the £10,000,000 HIF Funding to support the critical work required for the planning application. This initial drawdown is being spent on the development of the design and planning application.
- 3.14. If the milestones and contract conditions are not met, then the Council will be unable to drawdown further funding and could be liable for the repayment of any funding drawn down. There is currently no budget available for this so represents a risk to the Council that would need to be funded from reserves or contingency budgets. It is therefore paramount that all of the pre-application surveys and site investigations and works to enable the achievement of the milestones are progressed.

4. RISK MANAGEMENT

HIF Related Risks

- 4.1. The HIF Milestones and conditions remain challenging. The salient risks linked to the HIF Funding are described below.

Issue	Challenge
Title Deeds required from Landowners impacted by infrastructure	Title deed letter to be provided by 2nr landowners in the East of Godley Green to satisfy a HIF Milestone
Hybrid planning application to be submitted for phase 1 housing and HIF Funded Infrastructure Works	HIF Milestone date of 30-11-20 (under negotiation – see section 6.5)
Unconditional contract entered into by the Local Authority with the Developer	Procurement of consultants to deliver HIF Infrastructure

Planning Risks

- 4.2. If Planning permission is not granted, there are the following implications:
- Withdrawal of £10m Grant
 - Repayment of £720k Initial grant drawdown
 - Loss of Godley Green as a strategic site
 - Loss of Councils £1m Planning Application spend
 - Loss of Wider Scheme benefits
 - £2.75m investment at risk
- 4.3. Mitigation measures for the above risks are set out in the comprehensive risk log contained within the confidential Business Case.

5. GODLEY GREEN PROJECT GOVERNANCE

- 5.1. Due to the scale and complexity of the Godley Green Project, robust governance and business planning arrangements are critical. A cross departmental working group, including senior officers from Growth, Finance and Legal, has been established to oversee the Council's role in promoting Godley Green. This group is led by the Assistant Director of Investment, Development & Housing and it will report on performance delivery, key programme delivery/development, future strategic and policy developments of the programme.
- 5.2. The cross department working group feeds into an executive officer steering group consisting of key senior officers that provides oversight of the programme. Programme management and performance reports will be provided on a fortnightly basis and will be undertaken in line with the wider programme management office function, which works across all of the delivery work-streams.
- 5.3. There will also be performance and reporting into a Member Steering Group on a monthly basis (or as otherwise required) to provide key overview and performance delivery updates. Further periodic updates and reports will also be provided to Executive Cabinet.
- 5.4. The cross service working group are also currently considering potential future partnership relationships with other critical public sector partners including Homes England, Greater Manchester Combined Authority (GMCA) and Population Health as well as the private sector. Further proposals will be presented to the governance structures and groups outlined above. This will also give consideration of the wider policy and delivery impacts of the programme and to maximise the scheme as a national exemplar project across many different policy fields.

6. STAGE 2: GODLEY GREEN PLANNING APPLICATION PROCESS

- 6.1. An external multi-disciplinary team has been procured to support the Council in pursuing a planning application for the Godley Green Garden Village. This is a key process for both the HIF Grant Funding Agreement and unlocking the wider scheme benefits.

Planning Policy Position - Greater Manchester Spatial Framework

- 6.2. The key emerging planning policy document is the draft Greater Manchester Spatial Framework. The draft Greater Manchester Spatial Framework is a joint plan prepared by the Greater Manchester Combined Authority (GMCA).
- 6.3. In October 2016, the GMCA published an initial draft of the Greater Manchester Spatial Framework, which identified Godley Green as strategic housing allocation to be released from the Green Belt for approximately 2,350 homes. The Greater Manchester Spatial Framework has since been revised, with an amended draft being published in January 2019 for an 8 week consultation. Within this revised draft, Godley Green continues to be a proposed strategic allocation to be released from the Green Belt.
- 6.4. All 10 GM Councils will be asked to consider and approve the final consultation draft of the Greater Manchester Spatial Framework. Subject to approval, this will result in a further 8-week consultation commencing during 2020.
- 6.5. The Local Planning Authority have advised that the two consultations (Godley Green & Greater Manchester Spatial Framework) should not be run at the same time to prevent public confusion and to minimise overall risk and exposure to a major planning application. As the two processes are being promoted by the Council, the different approaches taken for the Godley Green planning application and the Greater Manchester Spatial Framework need to be kept separate.
- 6.6. As a result the consultation process is rescheduled to be run early in the new-year with an aim to submit the planning application in February 2021.
- 6.7. To mitigate against the risk of the Greater Manchester Spatial Framework consultation process being delayed and a further delaying the Godley Green consultation, it is proposed that the Godley Green Planning Application is still to be submitted in February 2021.
- 6.8. One approach available to the Council, is to wait for the Greater Manchester Spatial Framework to be adopted. However due to the uncertainty and consistent delays with the Greater Manchester Spatial Framework over the last 2 years, coupled with the funding requirements of the HIF, the Council is not in a position to delay and is preparing a hybrid planning application covering the whole site based on a "Very Special Circumstances" case to support the greenbelt release.

Planning Application – The Case for Very Special Circumstances (VSC)

- 6.9. Acting as Land Promoter, the Council is currently preparing a hybrid planning (outline development with detailed Infrastructure works) application for the project based on a Very Special Circumstances (VSC) case. This approach has been discussed with, and endorsed by, the Local Planning Authority (LPA) through regular pre-planning meetings.
- 6.10. It is unlikely that one single factor will provide sufficient weight to make the case for greenbelt release, given its size, scale and location. However, it is considered that a VSC case can be made by combining a number of benefits together, each of which will carry a different degree of weight. These benefits may include:
- Emerging planning policy (Greater Manchester Spatial Framework)
 - The delivery of new homes to meet housing need including affordable housing provision (in excess of policy requirements);
 - New physical, green, blue and social infrastructure provision;

- Proposed sustainability measures,
- Economic benefits,
- Socio-economic benefits and wider transformational benefits to the surrounding areas

6.11. For a development of the scale and complexity of Godley Green the LPA has confirmed that a full Environmental Impact Assessment (EIA) will be required. This has been scoped out to include the following chapters:

- Human Health
- Landscape and Visual
- Ecology
- Archaeology
- Land Quality
- Drainage and Flood Risk
- Transport Impact
- Air Quality
- Noise Impact
- Light Impact

6.12. The costs of developing a planning application of this scale are circa £2,125,000. This is being funded through the initial £720,000 HIF drawdown and £1,000,000 of Council support committed through the budget setting process. The remainder will be funded through existing budgets.

6.13. A summary of the funding and cost position based on current cost estimates is included in the table below.

Planning Stage Expenditure & Funding Summary

	(£'000 ROUNDED)				
Funding	2018-19	2019-20	2020-21	2021-22	Total
Homes England Grant	0	299	421	0	720
Council Reserves (Approved February 2020)	0	0	1,000	0	1,000
Existing Capital Funding	196	0	0	209	405
Total Available Funding	196	299	1,421	209	2,125

6.14. The Local Planning Authority (LPA) has appointed a Full Time Case Officer to review the application through the various stages leading up to its submission. This takes the form of weekly meetings with the Project team and is currently focusing on engagement with Statutory and Non-statutory consultees. This is funded from the application fees that are paid by the planning applicant.

7. KEY STAKEHOLDER ENGAGEMENT

VSC and Impact on Hyde Town Centre & Hattersley

7.1. As the site will still be in the greenbelt, the development will need to demonstrate Very Special Circumstances (VSC). In order to strengthen the VSC case the Council will commit to pursuing a scheme that benefits existing communities in Hyde and Hattersley and which will be financially linked through the investment of financial surplus generated by Godley Green.

New Mottram Showground Site (Land to the south of Godley Green)

7.2. This land has been identified for its potential and ability to provide a range of ecological offsetting, bio-diversity gain and space for additional sports provision that will need to be

delivered as part of the Godley Green development.

Alder High School PFI Contract

- 7.3. The Council's land which is the preferred access route for the western side of the site, is currently subject to negotiation with the PFI operator. A revised red line site plan is with the PFI managers solicitors. The Council continues to work with the solicitors to conclude the matter.

Public Engagement and Consultation Strategy and Godley Green Website

- 7.4. The current pandemic means it is not possible to consult in traditional ways. A website is being developed with the functionality to provide information about the scheme and to host interactive consultation events. A formal consultation launch will be required and work has been ongoing with internal policy & communications around the establishment and delivery of a Consultation & Engagement strategy. Prior to any formal launch all appropriate briefings and consultation with Executive Members will be undertaken.

Cadent Gas Line & Easement

- 7.5. Cadent have a high-pressure gas main running across the site, west to east. They have easements in place with 6 landowners including the Council. The Council will require Cadent's approval to place a road over the main and/or to relocate the pipe. Landowners have been approached to provide details of their easement clause and a site visit has been arranged with Cadent.
- 7.6. Two masterplans have been developed to aid discussions with Cadent; one which incorporates the existing easement location into the design within Cadent's requirements as much as possible, and an alternative design which is based on relocating the pipe.

Network Rail and Hattersley Bridge

- 7.7. The scheme design includes a pedestrian and cycle bridge over the rail line near Hattersley Station. This is a key piece of infrastructure to create a strong connection with the existing community in Hattersley and to improve connection for the students from Alder High School.

8. STAGE 3: LAND OPTION AGREEMENTS

Land Options

- 8.1. Under the grant funding agreement, there is a commitment by way of pre-drawdown condition to secure the land interest through a "*signed agreement with the site owners for the development of the site*" (Source: HIF).
- 8.2. The most optimal approach, endorsed by Homes England, is for the Council to enter into Land Options Agreements (LOA) with each of the landowners within the redline that constitutes the Godley Green development proposition.

Compulsory Purchase Order (CPO)

- 8.3. In line with the HIF contract conditions, a CPO strategy is being developed alongside the landowner Option Agreement negotiations and Planning Application. Without a CPO, the Council may be unable to demonstrate deliverability of the site which will impact the planning application determination.
- 8.4. A compulsory purchase is a legal function that would allow the Council to acquire land if landowners are not willing to sell by agreement. Whilst it might be possible to acquire land by option agreements, the Council must consider using compulsory powers. The Council needs assurance that the site assembly exercise can be completed without undue delay and without being held to ransom by owners maximising value unreasonably and unwilling to sell. Compulsory powers also have the further advantages that the price paid will be in accordance with the statutory compensation code and disputes over that price will not hold

up entry or acquiring ownership of the land. Both these issues will be resolved in advance of the settlement of any compensation dispute.

- 8.5. An added benefit to using compulsory purchase powers is that if the development causes interference with the rights of third parties (for example, a right of light) then whilst compensation might have to be paid for any interference with rights, that interference cannot entitle the third party to an injunction preventing the development from taking place.
- 8.6. An external legal team has been appointed to provide support on the CPO process and a range of other issues relating to the Planning Application process.

9. NEXT STAGES

- 9.1. In order to draw down the remaining £9.28m of HIF Funding the Council will need to demonstrate to Homes England that it is in a position to deliver the wider project. Further updates on the remaining stages will be presented as appropriate to Executive Cabinet and will consist of the following.

Stage 4 – Developer and Partnership discussions

- 9.2. HIF will make a significant contribution to the delivery of first phase infrastructure and improve the viability of future development. The Council is also actively talking with other potential investors in the public and private sector that can support the ambitions for this development.
- 9.3. Based on the Council securing Options on the land, it will continue discussions with the market and other potential funders during the planning application process. This project stage considers the overall development and delivery of Godley Green. The necessary partnership arrangement, or future back to back agreements will be in place prior to formal requirement and purchase of the land. Progress on these discussions will be reported quarterly or as relevant to the governance and oversight structures for Godley Green.
- 9.4. Potential developers/partners/investors may include Homes England, GMCA, Registered Providers, private developers and funding bodies. A scoping report is currently being prepared for Homes England, to set out future opportunities for their long-term involvement within the Godley Green development. Discussions with various Homes England departments are currently ongoing.
- 9.5. A key output of this stage will be the production of a Strategic Business Plan. The Strategic Business Plan will detail key elements of the development including; commissioning and procuring infrastructure; housing affordability; future public realm management and stewardship arrangements that will be required for a new settlement. This document will be summarised within a future report to the Executive Cabinet.

Stage 5 – HIF Infrastructure Delivery

- 9.6. Upon granting of a planning permission, the project will move into the delivery phase which will see the construction of the HIF funded “opening-up” infrastructure.

Stage 6 – Wider Site Delivery

- 9.7. The format of Stage 6 will be determined following the outputs of Stage 4.

10. CONCLUSION

- 10.1. The Godley Green Garden Village scheme is recognised by Homes England and the Greater Manchester Combined Authority as one of the largest and most ambitious programmes of development and regeneration within the North West and City region. The

scale of development that could take place is the equivalent of a new district or urban extension.

- 10.2. The £10m secured through the Government's Housing Infrastructure Fund Programme is an endorsement of the vision set out by the Council that will enable the critical infrastructure required to open up the Godley Green site for development. The Quality Assurance and relationship management arrangements with Homes England, now provides a framework for project delivery in line with the HIF milestones.
- 10.3. The transformational change that is proposed by this development will help to satisfy the needs of current and future households providing the step change required that will contribute to the re-balancing of the Tameside housing market.
- 10.4. The Council will continue to promote the scheme through the "Planning Application" stage and the "Securing Land" Stage. Considerable work has already been completed to date and pre-planning discussions are underway with the Local Planning Authority.
- 10.5. Without the political and strategic leadership of the Council it is unlikely that the anticipated benefits that are forecast for Godley Green and set out in the report will be realised.
- 10.6. Additional support may be required at a national, regional and local level in order to maximise all available resources. This will involve further bids to new central Government Funding Programmes, access to Ministerial Departments and the consideration of other strategic and delivery approaches to realise the full potential of the Godley Green Programme.
- 10.7. The Council continues to work constructively with the 18 private landowners to establish the overarching principles for delivery and promotion of a Garden Village on the site. A Landowners Memorandum of Understanding (MoU) was signed in March 2017 which established the principles for collaboration and a commitment to promote the site through the planning process. The proposed Landowner Options Agreements set out in this report are the recommended next stage of this process.

11. RECOMMENDATIONS

- 11.1. Recommendations as contained at the front of the report.