

Manchester local plan



Local Plans Theory...

- All councils must have a local plan
- Should take three years to prepare
- Should be reviewed every five years
- Tells you what you can do with each piece of land
- Included policies to shape that development



Local Plans Practice...

- Some councils never agree a local plan
- They take many years to produce
- They are shot at from all sides
- They have weight in deciding what can happen but they are not binding 'discretionary system'



Process...

1. Analysis and background reports

- Employment land
- Retailing
- Minerals and waste
- Environmental impact
- Floodrisk
- Sports provision
- Landscape impact
- Transport
- Infrastructure
- Health impact



Process...

1. Analysis and background reports

- National Planning Policy Framework
- Housing Numbers
- GM Spatial Framework
- National Model Design Code



Process...

1. Analysis and background reports
2. Issues and Options Report

- Vision
- Objectives:
- Strategic issues.

Manchester Local Plan Issues Consultation

February 2020



Process...

1. Analysis and background reports
2. Issues and Options Report
3. Consultation

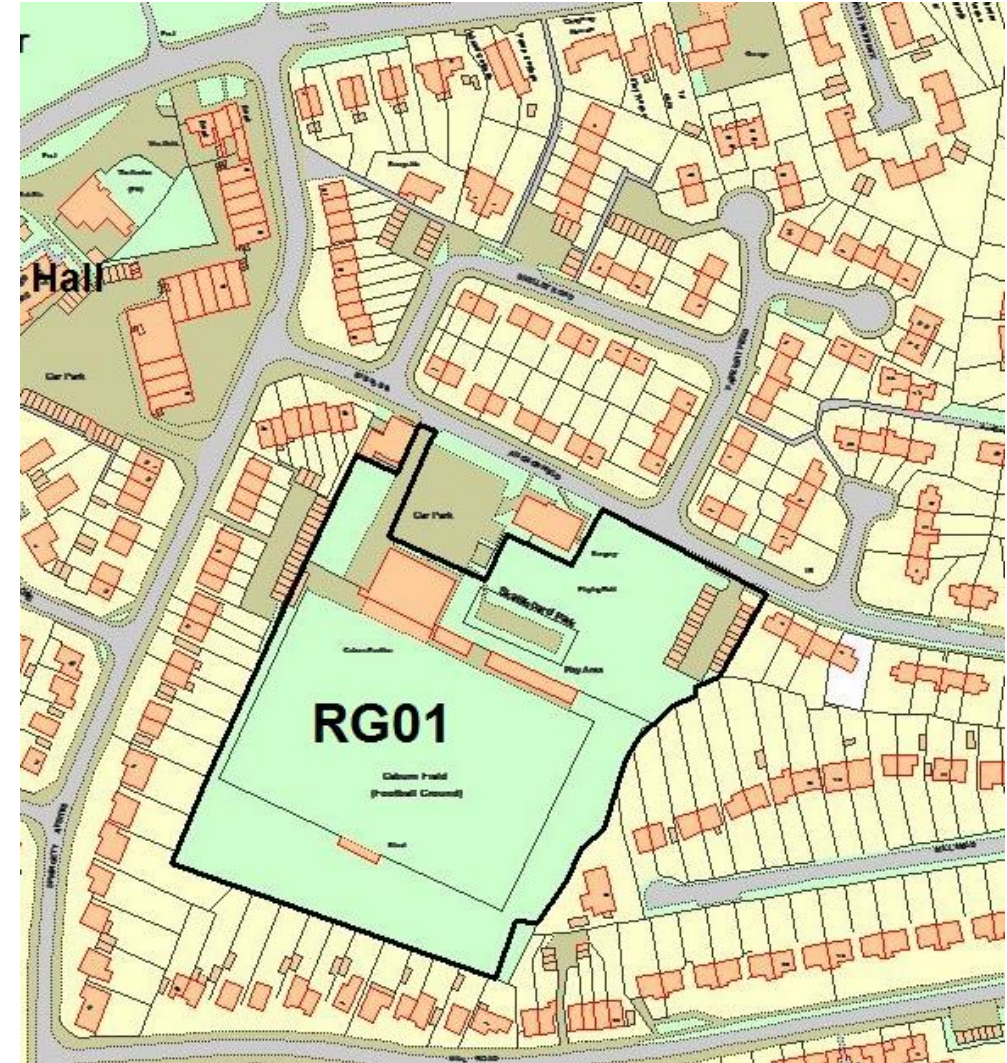
Statement of Community Involvement



Process...

1. Analysis and background reports
2. Issues and Options Report
3. Consultation
4. Draft Local Plan

- Core Strategy
- Local plan
- Proposals map



Process...

1. Analysis and background reports
2. Issues and Options Report
3. Consultation
4. Draft Local Plan
5. Examination in Public



Process...

1. Analysis and background reports
2. Issues and Options Report
3. Consultation
4. Draft Local Plan
5. Examination in Public
6. Adoption

Manchester...

- Last plan adopted 2012
- New plan underway
- Issues and Options report last February
- Consultation closed May 2020
- Draft Plan was supposed to be out this month
- Adoption supposed to be late summer

Manchester

Issues and Options Report

- Vision
- Objectives:
 - Progressive and equitable
 - Highly skilled
 - Connected
 - Thriving and Sustainable
 - Livable and low carbon
- Strategic issues.
 - Zero Carbon
 - Sustainable Transport
 - Balance demands for space
 - Critical infrastructure
 - Healthy Lifestyles

OBJECTIVES

1. Have a strong sense of citizenship and pride in the city
2. Create new jobs accessible to Manchester residents, reducing the number of people who are out of work
3. Ensure everybody is paid at least a real living wage
4. Reduce the gap between our residents' wages and the average wage earned in the city
5. Improve school results so that they are significantly better than the UK average
6. Increase the proportion of graduates and number of apprentices in the city
7. Collectively improve our health and wellbeing, and be more active as adults and children
8. Be a cleaner, litter-free city
9. Build well-designed, energy-efficient, sustainable and affordable homes to rent and buy
10. Maintain the balance between incomes and housing costs
11. Be a city recognised for its high quality of life, with improved green spaces and access to
12. world-class sports, leisure and cultural facilities
13. Have an integrated, smart and affordable transport system
14. Be on a path to being a zero-carbon city by 2038
15. Be a beacon for sustainable design
16. Increase productivity for the benefit of the city and the UK as a whole.

Spatial Portrait...

‘In the neighbourhoods close to the city centre, there are opportunities to accommodate a growing population that has the spending power to support local facilities and services we need to enable a larger population to live close together.’

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Existing Local Plan 2012

- Core Strategy
- Proposals map
- Retained UDP Policies



Manchester City Council | Manchester Core Strategy 2012 to 2027

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- Regional Centre
- City Centre
- Inner Areas
- District Centres

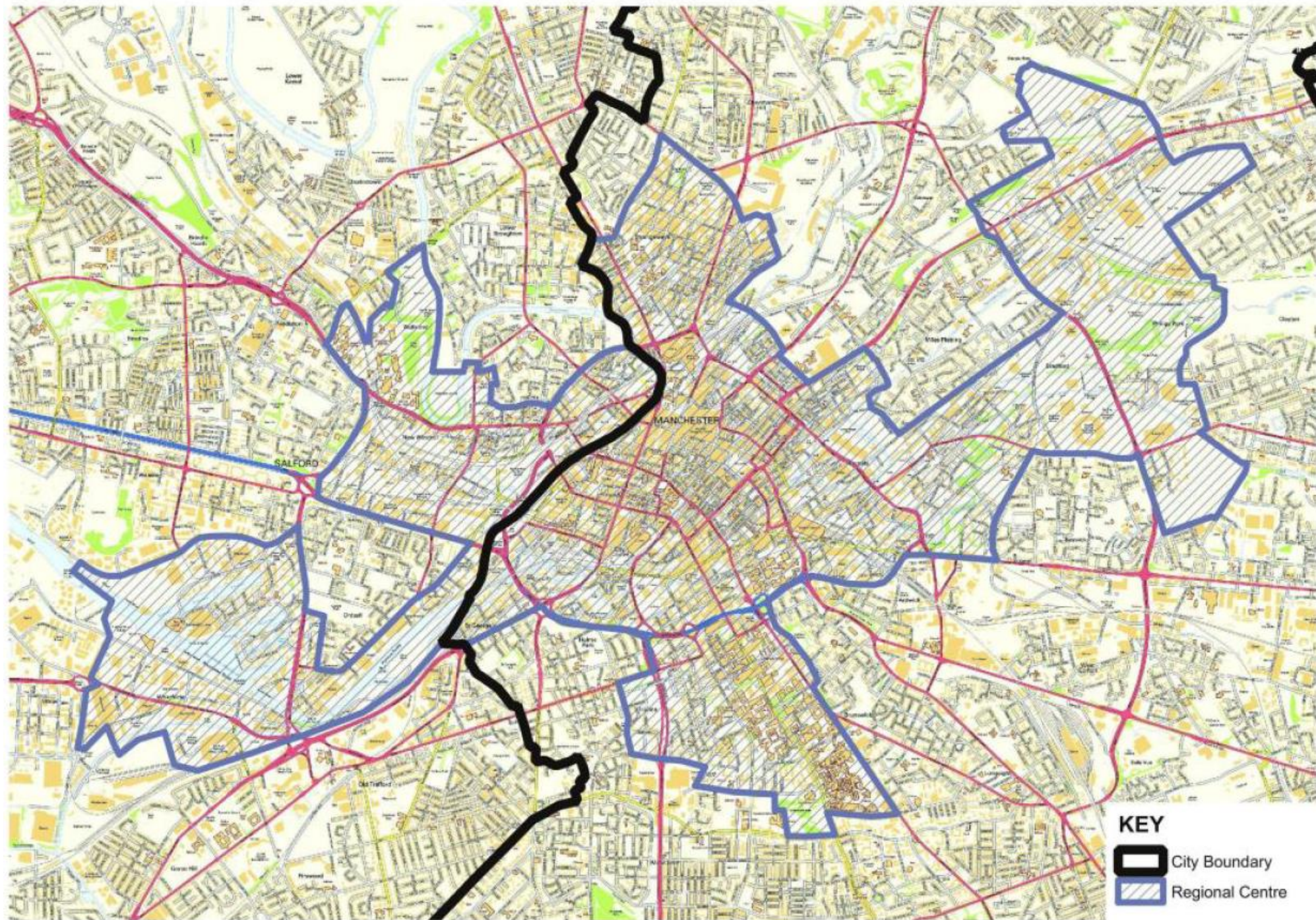
- Strategic Employment Locations
- Manchester Airport Strategic Site
- Strategic Housing Location

Indicative Distribution of New Housing by Regeneration Area

- 30% of New Housing
- 14% of New Housing
- 3% of New Housing

- Green belt
- River Valleys and City Parks
- Railway Lines
- Metrolink Existing Lines
- Metrolink Extensions
- A-Roads
- Motorways
- Airport





Policy H 2

Strategic Housing Location

The key location for new residential development throughout the plan period will be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing.

Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits.

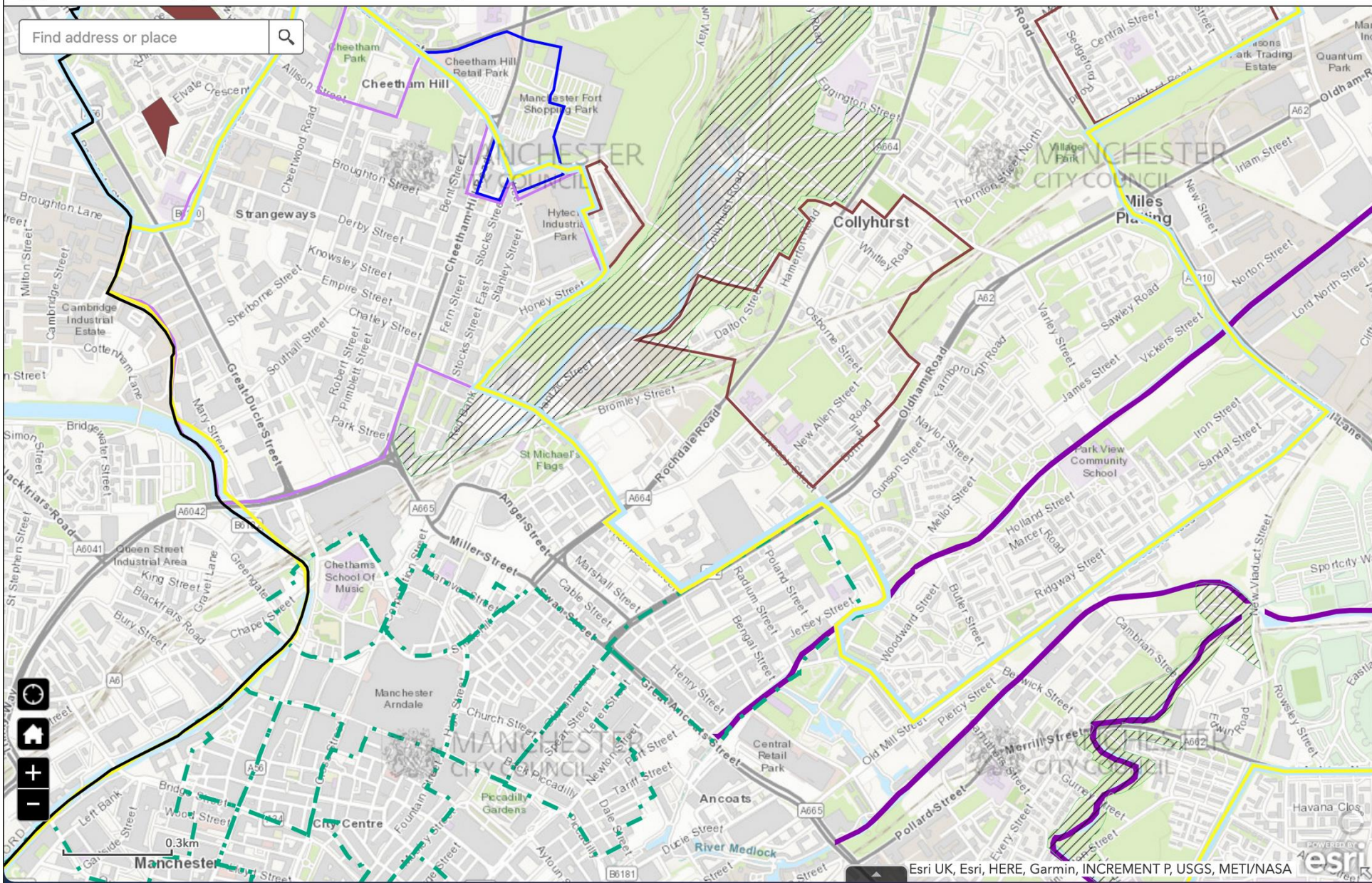
Developers should take advantage of these opportunities by:-

- Diversifying the housing offer with particular emphasis on providing medium density (40-50 dwellings per hectare) family housing including affordable housing. In locations which are close to the City Centre, such as the Lower Irk Valley and Holt Town, higher densities will be appropriate. However, the provision of family homes should remain an emphasis in these areas, too.
- Including environmental improvements across the area.
- Creating sustainable neighbourhoods which include complementary facilities and services.
- Considering the scope to include a residential element as part of employment-led development.

Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure as set out in the energy policies (EN4 - EN7).

Housing proposals in the Strategic Housing Location, in particular in West Gorton, the Irk Valley, Holt Town and the Lower Medlock Valley, will need to take account of the flood risk issues in line with policy EN14 - Flood Risk.

Local Development Framework Area Map Browser
Developed by Manchester City Council



Layer List


- ☒ Airport Strategic Site (MA1) ...
- ☐ City Centre Primary Shopping Area (CC2) ...
- ☐ Sites of Biological Interest ...
- ☒ New Housing ...
- ☐ Economic Development ...
- ☐ New Shops ...
- ☐ Education and Community Sites ...
- ☐ Leisure Use ...
- ☐ Leisure Improvement Area ...
- ☒ River Valleys ...
- ☒ Major Recreational Routes ...
- ☐ Green Belt ...
- ☐ Mixed Use site ...
- ☐ Major Road Rail Env Imp Corridor ...
- ☒ Road Junction Improvements ...
- ☒ Retail Allocation (CC18) ...
- ☒ Housing Improvement Areas ...
- ☐ Mineral safeguarding area for sand and gravel ...
- ☐ Minerals Area of Search ...
- ☐ Minerals Rail Depot ...



Extant Unitary Development Policies (UDP)

The Core Strategy replaced much of the UDP but some UDP policies are extant (remain). You can see them here.

Citywide Development Control Policies

 **140.29 KB** PDF

Guide to Part 1

 **11.24 KB** PDF

Guide to Part 2

 **11.22 KB** PDF

Part 1 - Environmental Improvement and Protection

 **14.7 KB** PDF

Part 1 - Shopping

 **14.57 KB** PDF

Part 1 - Transport

 **13.91 KB** PDF

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~~Area Action Plans~~

Supplementary Planning Documents

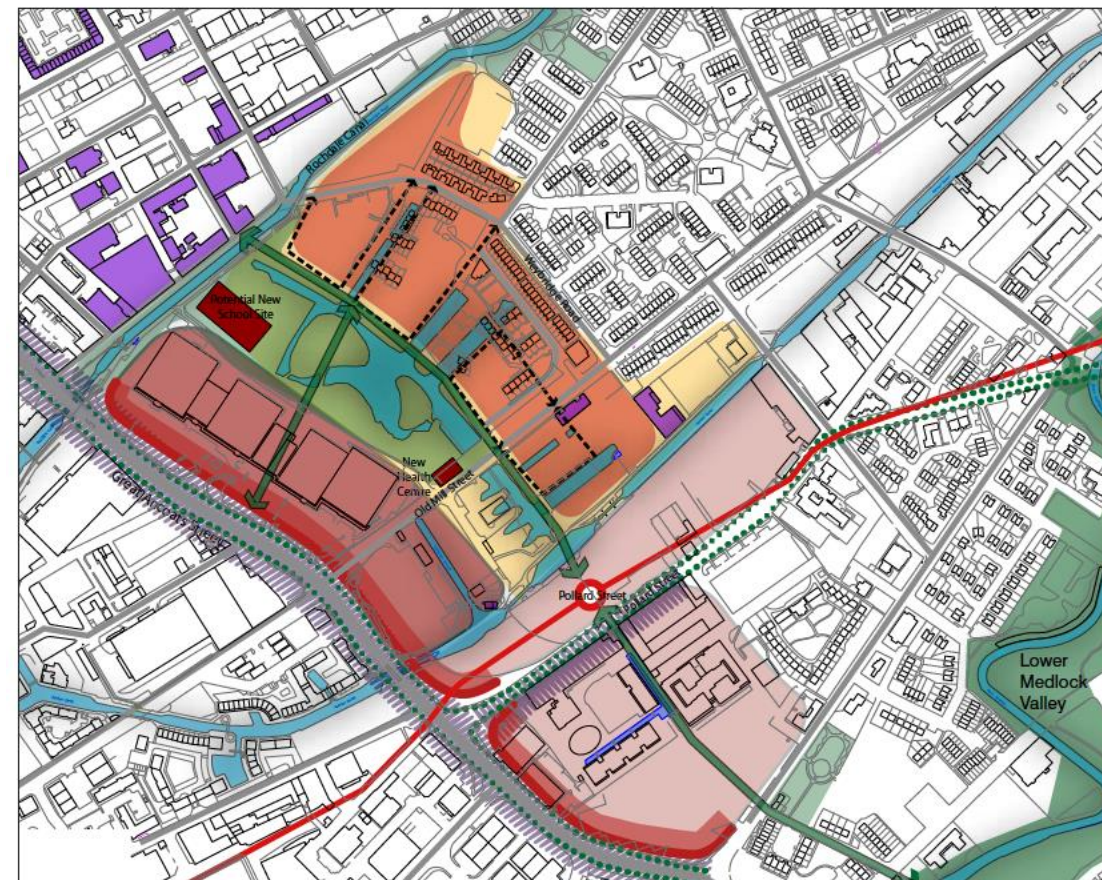
- Guide to Development
- Providing for Housing Choice
- Special needs and supported housing
- Hot food takeaways

Area Frameworks



Guide to Development in
Manchester Supplementary
Planning Document and Planning
Guidance Adopted April 2007

East Manchester Strategic Regeneration Framework 2008 - 2018





DEVELOPMENT PLOTS SHOWING PROPOSED USE



DEVELOPMENT PLOTS SHOWING LOCATION OF FRONTAGES



