

**Manchester City Council
Report for Resolution**

Report To: Communities and Neighbourhoods Overview and Scrutiny Committee – 2 February 2010

Subject: Summary of Consultation Responses to Core Strategy Proposed Option

Report of: Peter Babb, Head of Planning

Summary

This report provides an initial analysis of consultation responses to the Core Strategy proposed Options.

Recommendations

Members asked to note initial consultation analysis.

Wards Affected:

All

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents

are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- Report to Communities and Neighbourhoods Overview and Scrutiny Committee - 13th October 2009
- Manchester Core Strategy Proposed option

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1.0 Introduction

1.1 Following the Report to this Committee on 13th October 2009, the Executive (21st October) approved the Core Strategy Proposed Option for consultation. Consultation was carried out from 9th November 2009 to 4th January 2010.

2.0 Background

2.1 In line with the Planning and Compulsory Purchase Act 2004, Unitary Development Plans are to be replaced by Local Development Frameworks, a collection of statutory planning documents.

2.2 The key document in the LDF is the Core Strategy. The Core Strategy is the overarching spatial vision document for the City. It should be the spatial expression of the Sustainable Community Strategy, as informed by Strategic Regeneration Frameworks and other city-wide strategies. Its approach is therefore rooted in these objectives. The Core Strategy addresses how the need to achieve economic success is to be supported through the LDF, and is particularly concerned with the delivery of Neighbourhoods of Choice.

2.3 The Core Strategy Proposed Option contains a long-term spatial vision (to 2027), objectives and strategic spatial policies for the City. It also contained options for a policy approach to growth at the airport.

2.4 Following this period of consultation, 'publication' of the Core Strategy is programmed for July 2010. This is a statutory six-week consultation prior to submission to the Secretary of State in November 2010. It is intended that the Core Strategy will then be subject to an Examination in Public in March 2011 and then reported to Full Council for adoption in September 2011.

3.0 Consultation events

3.1 Planning Officers held drop-in events across the City in libraries in each of the Regeneration Areas. These were:-

Date	Venue	Time
17/11/2009	East City Library (The Manchester College)	5.00 -7.00pm
18/11/2009	North City Library	5.00 - 7.30pm
19/11/2009	Zion Community Resource Hulme	5.00 - 7.30pm
24/11/2009	Central Library	5.00 - 7.30pm
25/11/2009	Wythenshawe Library	5.00 - 7.30pm
26/11/2009	Chorlton Library	5.00 - 7.00pm

3.2 The purpose of the drop-in events was to answer questions on the document, let people know how to make representations and to encourage everyone to attend the main Proposed Option Seminar which was held on 8th Dec 2009.

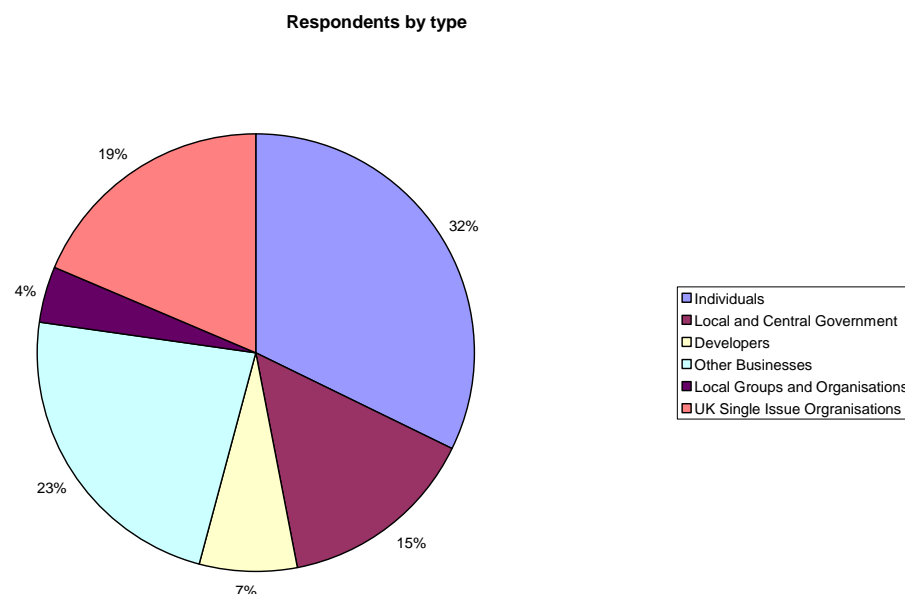
3.3 The Core Strategy Proposed Option Seminar was held in partnership with the Sustainable Neighbourhoods Partnership (SNP) in the Town Hall on the 8th December 2009. Residents and Stakeholders were invited to attend either an afternoon or an evening session. A welcome and overview was followed by workshops where people were given the opportunity to ask authors questions about how policies had been developed. A total of 63 people attended the sessions (51 in the afternoon and 12 in the evening).

3.4 Although the seminar was not a formal part of the consultation it did reveal some of the issues which were important to consultees. The importance of housing was clear, particularly its contribution to the creation of sustainable communities and the way environmental design standards could be improved to help address climate change. District centres and access to shops were key issues also discussed by delegates. The role of locally available food received particular emphasis.

4.0 Consultation Responses

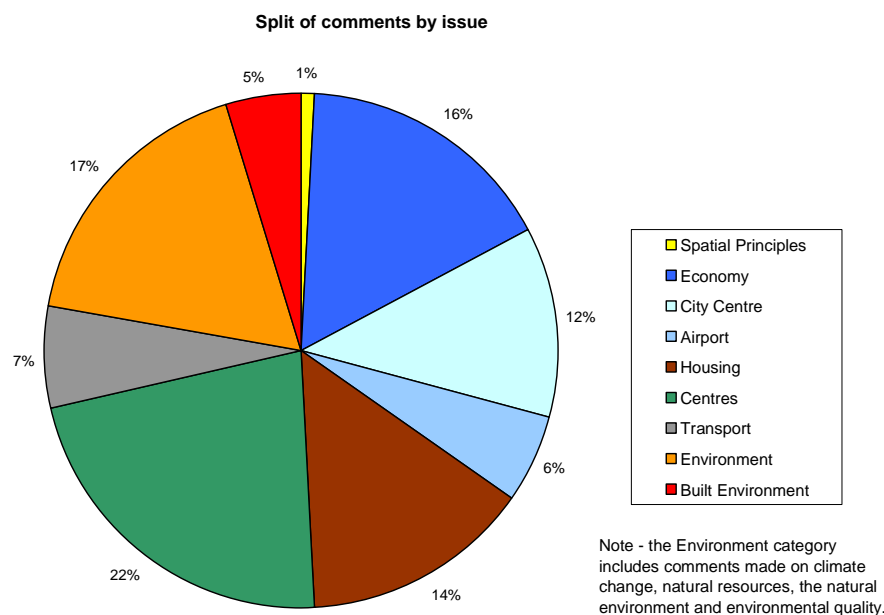
4.1 The Core Strategy Proposed Option was made available for comment on-line and hard copies placed in all Manchester Libraries and at Planning Reception. Comments were invited on-line by email or by post. Responses are still being collated but 97 individuals have made over 800 representations in total.

4.2 These respondents have been categorised into 6 distinct groups and are shown in figure 1 below. A list of the respondents is included at Appendix 1.



4.3 All the comments were collated and divided by issue as shown in figure 2.

- Spatial Principles;
- Economy;
- The City Centre;
- The Airport;
- The Housing;
- Centres;
- Transport;
- The Environment (Climate Change, Natural Resources, The Natural Environment and Environmental Quality);
- The Built Environment



4.4 The consultation ended on the 4th January 2010, and therefore there has been insufficient time to analyse all responses in detail. The following summary gives only a broad cross-section of the responses and does not necessarily fully represent all consultees' views.

5.0 Comments from Government Departments and Agencies

5.1 Government Office for the North West has provided a detailed response to the consultation. It has suggested some changes to the structure of the document and have emphasised the importance of consistency with national planning policy. GONW also recommended that stronger references to neighbouring authorities are included in the Core Strategy.

5.2 4NW's response to the consultation is generally supportive. It suggests that the Core Strategy appears to be generally in conformity with the Regional Spatial Strategy, which is a key legal test. It supports the proposed approach to energy and climate change. 4NW also emphasises the importance of having a strong evidence base for our policies.

5.3 The North West Development Agency has also provided comments. It has no fundamental concerns regarding policy approaches and supports the Core Strategy's vision. However, further discussion on individual strategic sites and more detailed explanation of housing figures were requested.

6.0 Comments from the Business Sector

6.1 Business sector interests mainly represented the development industry, either as developers, agents or landowners. The responses appear generally supportive of the strategic direction of the document. Some respondents raised concerns over policies which they felt had the potential to affect the viability of schemes.

6.2 Manchester Airport Group responded to the consultation by providing evidence in support of its preferred approach to development at the Airport, which is to implement the necessary planning framework through the Core Strategy. Other consultees expressed a different view about this issue, preferring the option of preparing an Area Action Plan to deal with the Airport specifically or suggesting that growth at the Airport was not appropriate.

7.0 Comments from the Voluntary Sector

7.1 A number of representations have been received from the voluntary sector. An example is the Sustainable Neighbourhoods Action Group (SNAG). SNAG expressed support for the Core Strategy vision and welcomed the approach to climate change and renewable energy. Concerns were raised over the proposed level of growth promoted in the Core Strategy.

8.0 Comments from Members of the Public

8.1 A number of members of the public and groups representing local residents responded to the consultation. The concerns of these people tended to focus on local issues, as would be expected. The role of district and local centres was a key issue, and people seem especially supportive of the independent retail sector.

8.2 Another key issues was student accommodation, with residents being supportive of the direction that the Core Strategy takes to discourage student lets in parts of the south of the city, but a number felt that the document could be made stronger in this respect, similarly they believed that the Council should be tighter on conversions of dwellings into Houses in Multiple Occupation. A number of respondents commented on the transport chapter, with the need to improve the cycle network a significant concern, as well as the need to increase cross-city public transport links. Policy approaches on the natural environment were welcomed by residents - especially on green infrastructure, however some respondents asked for a standard for allotment provision to be included in the plan.

9.0 Considering responses

9.1 Planning Officers will take into consideration all comments when redrafting and developing the Core Strategy for publication in summer 2010. Individual responses to all comments will be provided on-line prior to publication.

Appendix 1: List of Respondents by Type

Individuals

31 Individuals

Developers

Allied London
Ask Goodman
Bellway Homes Ltd
Dandara
Frogmore Northern
Jones Lang La Salle
West Properties

Local and Central Government Organisations

4NW
Cheshire East Council
British Rail Board Residuary (BRBR)
English Heritage
Environment Agency
Government Office for the North West (GONW)
Greater Manchester Ecology Unit (GMEU)
Greater Manchester Geological Unit (GMGU)
Greater Manchester Passenger Transport Executive (GMPTE)
Highways Agency
Natural England
North West Regional Development Agency (NWDA)
Manchester Salford Pathfinder
Sport England
The Coal Authority
Trafford MBC

Other Businesses

Big Yellow Self Storage Company
British Broadcast Company (BBC)
Chester Road Properties
Citybranch Ltd
Deansgate Securities
Drivers Jonas on behalf of Universities Superannuation Scheme (USS)
The Emerson Group
GeraldEve on behalf of Peugeot Citroen Automobiles UK Ltd
GL Hearn on behalf of KPMG LLP
How Planning LLP on behalf of ITV
How Planning LLP on behalf of Irish Life Investment Managers
Lambert Smith Hampton on behalf of owners of land in Northenden
Manchester Airport

Mosley Street Ventures
Network Rail
Peel Holdings
Planning Potential on behalf of Wrengate Ltd
Prudential Assurance Company Ltd on behalf of Capital Shopping Centres
Prudential Property Investment Managers Ltd
Turley Associates on behalf of Citybranch Ltd
United Utilities

UK Single Issue Organisations

CPRE Lancashire
Cycling Touring Club
Friends Families and Travellers
The Theatres Trust

Local Groups and Organisations

Association of Manchester Allotment Societies (AMAS)
Chorlton Civic Society
Envirolink Northwest
Greater Manchester Cycling Campaign
GVA Grimley on behalf of the University of Manchester
Lancashire Wildlife Trust
Lambert Smith Hampton on behalf of Greater Manchester Trust for Recreation
Lambert Smith Hampton on behalf of Salford RC Diocesan Trust
Manchester Green Party
Manchester Metropolitan University
Ramblers Association (Manchester and High Peak)
Ryebank Fields Campaign
South East Fallowfield Residents' Group
Sustainable Neighbourhoods Action Group
United Kingdom Disabled People's Council
University Hospitals of South Manchester
Withington Civic Society