

**MANCHESTER CITY COUNCIL
REPORT FOR RESOLUTION**

COMMITTEE **COMMUNITY REGENERATION OVERVIEW AND SCRUTINY
COMMITTEE
PHYSICAL ENVIRONMENT OVERVIEW AND SCRUTINY
COMMITTEE
EXECUTIVE**

DATE **5th March 2006
6th March 2006
14th March 2006**

SUBJECT **THE GUIDE TO DEVELOPMENT IN MANCHESTER
SUPPLEMENTARY PLANNING DOCUMENT**

REPORT OF **CHIEF EXECUTIVE**

PURPOSE OF REPORT

To outline the amendments made to the Guide to Development in Manchester Supplementary Planning Document (Final Draft) as a result of the formal consultation process and to present the Guide for approval in principle to its adoption as SPD.

RECOMMENDATIONS

The Executive is requested to:

- 1) Approve in principle the Guide to Development in Manchester Supplementary Planning Document (Final Draft). (Circulated separately).
- 2) Delegate to the Head of Planning in consultation with the Chair of the Executive and the Executive Member for Planning and Transport, the approval of any detailed amendments to the final draft Guide to Development in Manchester SPD and its subsequent adoption as SPD.

FINANCIAL CONSEQUENCES FOR THE REVENUE BUDGET

There are no financial consequences for the revenue budget

FINANCIAL CONSEQUENCES FOR THE CAPITAL BUDGET

It is the intention to publish the Guide to Development in Manchester on the City Council website once adopted as a Supplementary Planning Document. This will be downloadable free of charge. It is also intended to publish a limited number of hard copies with colour photographs, which will be available for sale. This will have financial consequences for the capital budget.

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BACKGROUND DOCUMENTS

UDP

A Guide to Development in Manchester 1997

A Guide to Development in Manchester Final Consultation Event Report February 2004

City Centre Development Event Report April 2004

Report to Sustainable Neighbourhoods Partnership November 2004

Design For Access 2

Report to Physical Environment Overview & Scrutiny Committee January 2005

A Guide to Development in Manchester 2

Community Strategy

Report to Executive March 2006

Report to Executive September 2006

WARDS AFFECTED

All

IMPLICATIONS FOR:

**ANTI
POVERTY
YES**

**EQUAL
OPPORTUNITIES
YES**

**ENVIRONMENT
YES**

**EMPLOYMENT
OPPORTUNITIES
YES**

1. Introduction

- 1.1 Members will recall the report to Executive in September last year outlining the changes required to the Guide for Development 2 in order to achieve Supplementary Planning Document status. The revised Guide was the subject of formal consultation between September 21st – November 2nd 2006 and this report sets out the main amendments that have been made to the format and content of the Guide as a consequence. The report then recommends the final steps required in order to achieve Supplementary Planning Document status for the Guide.

2. Consultee Responses

- 2.1 The Guide to Development in Manchester received over 300 comments during the period of formal consultation. These were from National and Regional bodies, the private sector, community/pressure groups, civic societies, residents associations, and individuals. Where possible and appropriate the Guide has been amended to reflect comments received from all consultees. Comments were considered inappropriate where, for example, they required the Guide to introduce new policy rather than expand on an existing UDP policy, or were particularly site specific. The responses made to specific consultees will be published on the Council web site when the Guide is adopted as SPD.
- 2.2 The main comments of the Government Office for the North West (GONW) were that the document needed to be more focussed, that the links between the document and saved UDP policies needed to be more explicit, that any parts of the Guide which could not be tied into UDP policies could still be included provided it was clear that they did not have SPD status and that the relationship between the SPD and Design and Access Statements needed to be more explicit.

3. How has the Structure of the Guide changed?

- 3.1 The Guide to Development in Manchester has been reformatted, following advice from Government Office, and is now divided into three parts. The first part deals with the development principles and incorporates both design and those issues that were previously set out in highlighted boxes. The links back to saved Unitary Development Plan policies have been made more explicit. All of part one has SPD status with the exception of a small number of paragraphs written in italics and chapter 10 on Internal Design Principles, which it was not possible to link back to saved Unitary Development Plan policies. This chapter is nevertheless still included in the document as City Council policy and an issue that developers will be expected to address.
- 3.2 The second part provides additional guidance on the character of various areas within the City. This section does not have SPD status but nevertheless sets the context within which developers and architects will have to work identifying key characteristics and highlighting important development issues and priorities within those different areas.

- 3.3 Part three of the Guide to Development explains how the Guide to Development should be used and how it relates to the wider planning policy framework, development control, Local Transport Plan, Community Strategy, and Housing Market Renewal Pathfinder.
- 3.4 The Guide to Development in Manchester will effectively be a hybrid document acting as both a Supplementary Planning Document and planning guidance. It is worth noting, however, that entire document has been the subject of formal consultation and as a consequence those parts that do not have SPD status nevertheless have more weight in planning terms than City Council policy which has not been the subject of the same extensive consultation.

4. How has the Content of the Guide changed?

- 4.1 One of the main changes from the formal consultation draft is the inclusion of the need for Design and Access Statements, which were introduced by the Government in Circular 1/2006. These statements are required for all applications with the exception of change of use (where there is no operational work), mining and engineering operations and house extensions. This is explained within Part 3 of the Guide.
- 4.2 The version of the Guide approved for formal consultation purposes required developers to submit a 'sustainable environment report' to address the issues raised in the Environmental Standards section of the Guide. This section has been amended in line with more recent national guidance and consultee comments. It is now proposed that the Guide to Development requires developers to provide an 'Environmental Standards Statement'. The criteria for providing this statement will be the same as that for the Design and Access Statement. This is more rigorous than previously suggested but will ensure consistency between the two statements and demonstrates Manchester's commitment to becoming a Greener City.
- 4.3 The detailed content of the Environmental Standards chapter relating to energy efficiency, renewable energy and environmental design has also been redrafted:
- With regard to energy efficiency developers are being asked to aim to reduce CO2 emission by at least 25% more than the requirements of the Building Regulations: Approved Document L (2006) – 'Conservation of Fuel and Power'
 - Developers are asked to aim for at least 20% of the final energy demand of their development to be provided from on-site renewables
 - With regard to environmental design developers are asked to demonstrate the energy efficiency of their scheme. They are encouraged to use the Department for Communities and Local Government's forthcoming Code for Sustainable Homes which will

replace the existing Ecohomes rating system for energy efficiency in new housing. The Guide recommends that new homes should be aiming to achieve at least a 3* rating. For all other types of development developers are encouraged to continue to use the Building Research Establishment Environmental Assessment Method (BREEAM)

It is recognised that these targets are challenging, aiming as they do beyond building regulations requirements. They are nonetheless considered to be worth pursuing in the context of climate change and creating a City that is environmentally sustainable into the future.

5. Conclusion

- 5.1 It is recommended that once any final detailed amendments are accepted by the Head of Planning in conjunction with the Chair of Executive and the Lead Member for Planning and Environment, that the Guide to Development in Manchester be adopted as Supplementary Planning Document and Planning Guidance. In this form it will supersede both the previous Guide to Development in Manchester (Supplementary Planning Guidance) 1997 and the Guide to Development in Manchester 2 published in June 2005.

IMPLICATIONS FOR CITY COUNCIL POLICIES

- The environment; as it will support the Council's objectives to improve the architectural and urban design quality of new developments; minimise their use of energy; and enhance their capacity to provide wildlife habitats;
- Equal Opportunities, Anti-Poverty and Employment Opportunities; through its role in ensuring that new developments are located and designed so as to be well connected, accessible, provide a wide range of choice and minimise exclusion.