

Appendix 1 Council's response to external comments made on the Guide to Development
at the Regulation 18 consultation stage 21st September – 2nd November 2006.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Guide to Development in Manchester	Mr Henryk Peterson (Sport England NW)	Object	Omissions: no reference to PPG17; no guidance on what yardstick / evidence base would be used to establish the level of provision; no details of what indicators will be used to monitor the success of the SPD.	<p>There are considered to be omissions which the Council may wish to address, namely:</p> <p>no reference to PPG17 guidance in the Bibliography, particularly as its planning objectives concern quality of life and well being.</p> <p>guidance on what yardstick / evidence base would be used to establish the level of provision found necessary to support a particular development e.g. Open Space Sport and Recreation Strategy, and Local Need Assessment.</p> <p>Use of / types of indicators to monitor the success of the SPD.</p>	<p>Planning Policy Guidance Note 17 (Planning for Open Space, Sport and Recreation) has been added to the References.</p> <p>The SPD cannot introduce new policy so it does not set out a specific amount of openspace that would have to be provided for certain types of development. Work is currently underway at the moment on the Openspace, Sport and Recreation strategy to inform consideration of this issue in the Core Strategy.</p> <p>A new sentence will be added at 13.6 to state "The success of the Guide will be measured by relevant indicators in the Annual Monitoring Report and the Sustainability Appraisal Scoping Report." This will also be set out in the Sustainability Appraisal Report on the Guide.</p>
Guide to Development in Manchester	Mr Henryk Peterson (Sport England NW)	Support	Supports principles in Guide: quality environment; safe network of routes for pedestrians and cyclists; good access to facilities in sustainable locations:	The document represents a further amendment to a previous draft. It establishes a set of principles to guide future development in the city which is generally supported - making reference to developing a: -quality environment; -a network of routes for ease of movement using a	Support welcomed.

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			creation and enhancement of a hierarchy of open green spaces; health and social inclusion objectives; use of developer contributions through legal agreements.	variety of transport modes- including public transport and safe routes for pedestrians and cyclists, enabling good access to facilities in sustainable locations; -encouraging the creation and enhancement of a hierarchy of open green spaces and other necessary infrastructure to support new development; -relating this to specific health and social inclusion objectives -range and mix of service functions in district and local centres -use of developer contributions through legal agreements to effect these developments, guided also by a "family of documents" the Council is to bring forward.	
Guide to Development in Manchester	Mr Steve Johnson (Stockport Metropolitan Borough Council)	Support		Generally supportive of the Guide and particularly: its purpose; the principles that applicants for planning permission are expected to address in their submissions; and the attempt made to break the City up into a number of character areas, which is clear and succinct.	Support welcomed.
Guide to Development in Manchester	Mr Robin Hyatt (Didsbury Civic Society)	Support with conditions	The Didsbury Civic Society has submitted the above comments on behalf its membership. While the document covers most of the planning issues, it is not specific enough. For the implementation of an effective planning policy, this must be addressed.	The general impression of the document is that most planning issues are covered, but are not specific enough; it is so flexible that it is vulnerable to many interpretations. An example of this is in the section relating to Car Parking. The emphasis on design and build quality is commendable, but there is no detail on how this will be achieved, making it very similar to the present situation where minimum building regulation standards are often applied.	The section on car parking has been tightened in response to a range of consultee comments. Regarding the comments on design and build quality, the Guide only sets out principles rather than acting as a design code so does not go into that level of detail. Regarding the comment on retrospective planning applications. the Council notes

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				<p>Presumably the LDF will deal in more detail with the actual planning process, since there is no mention of retrospective planning applications. This form of planning application, in particular, has led to unacceptable development plans being accepted which are not of the required format or standard.</p> <p>Section 106 funds should benefit the community where the development has taken place and be accompanied by a consultative process involving community groups. This would avoid a 'top-down' process of decision making.</p> <p>On a minor, but important point, we do not see the section on the 'Cul de sac' as a problem in themselves. Cul de sac's without walkthroughs can be seen as enhancing security, making strangers easily noticed and therefore having a positive effect on the security of the area.</p> <p>We believe that Didsbury is an identifiable District Centre within Manchester. As such, We had hoped it would receive the same attention as other areas sepcifically mentioned in the Sept 06 consultation draft SPD.</p>	<p>this comment and expects development to follow the principles in the Guide.</p> <p>Regarding Section 106 agreements, as stated in paragraph 13.12 the Council is reviewing its approach to planning agreements as part of the LDF process. National guidance is due on this matter which the Core Strategy will have to take into account.</p> <p>Regarding cul-de-sacs, one of the Council's development principles is for the city to be accessible and the only way accessibility can be achieved in a cul-de-sac layout is by using walkthroughs which undermine the security aspect.</p> <p>Regarding identification of district centres, only Rusholme is given as an example of a specialised centre in the section on district and local centres, the Guide does not list the centres. Didsbury is identified as a district centre in the UDP.</p>
Guide to Development in Manchester	Mr Ram Poluri	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to	Dr Marwan	Object	Reiterates the comments		Please see responses to comments by

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Development in Manchester	Bukhari		made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to Development in Manchester	Mr Pete Birkinshaw	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to Development in Manchester 2 - Sept 06 consultation Draft SPD	Mr Pierre Tchelitcheff	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to Development in Manchester	Ms Alison Blenkinsopp	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to Development in Manchester	Mr Martin Pickersgill	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.

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			83-99.		
Guide to Development in Manchester	Arteth Gray	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to Development in Manchester	Mr Richard Glover	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to Development in Manchester	Ms Lisa Murphy	Object	Reiterates comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.		Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
Guide to Development in Manchester	Ms Vicky Wright	Object		It is important to retain the heritage of this great city and to do this any new building should be designed to adhere to the urban buildings in the area. Tall buildings should be on the gateways of the city and not in the centre which would be detrimental to the Victorian and Edwardian buildings which are part of Manchester's heritage. Any new buildings should be an appropriate size and shape to relate to existing buildings. Conservation areas must be maintained for future generations. Green spaces should be kept where possible, a city without public places would simply not encourage people to inhabit the city. Where there is a definite character to an area this should be	Issues surrounding the location of tall buildings will not be dealt with within this SPD, which can only deal with issues that can be linked to saved Unitary Development Plan policies sufficiently. The opportunity for this to be considered will arise when the Core Strategy is out for consultation. In response to the other comments, the Guide to Development aims to achieve all of these things. New buildings of an appropriate size and shape to existina

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				maintained. Building materials should be in keeping with existing buildings and should be environmentally friendly. With global warming already part of our everyday lives this should become of major importance when planning a new development.	buildings is dealt with in paragraphs 2.13, 2.14 and 2.15. The Guide deals with Conservation Areas in Chapter 11 and green spaces in paragraphs 11.38-11.40. The City Council aims to maintain the character of areas with a specific character and the approach to this is set out in the Character Areas chapter. Paragraph 4.13 deals with building materials.
Guide to Development in Manchester	Ms Julie Goreham (Environment Network for Manchester)	Observations		<p>There are a number of comments relating to the document as a whole which include:</p> <ul style="list-style-type: none"> - The document does not do enough to increase open space and foster a more healthy city. - There are not enough references to national nature and heritage groups such as Natural England, Forestry Commission, Environment Agency who have strategies which could offer good practice to influence this document, and good advice - The 'road hierarchy' mentioned several times in this document must be taken seriously when making planning decisions - There are concerns about the weight that this document will have. There are some very positive elements in it around standards and sustainability which really 'must' be done rather than 'should be done' 	<p>Comments noted. The Design for Health section has been strengthened by tying it more closely to UDP policies.</p> <p>Regarding the addition of references to various bodies: as the scope of the Guide is so broad there could potentially be a large number of references which would all be relevant. We have only referred to documents that are the most relevant to the Guide, including an English Nature publication (now part of Natural England).</p> <p>Regarding the comments about the status of the Guide, the document cannot introduce new policy as it has to be tied to the UDP. Therefore it cannot require standards to be followed except where mentioned. Even the parts of the Guide that cannot be requirements will have greater weight than previously.</p>
Guide to	Mrs Meena	Object	totally object to this type of	Mv objections are as follows:	The Guide does not deal with specific

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Development in Manchester	Shah (Diversity Plus)		planning which is not coordinated and adhoc and does not look at the overall impact on the area.	<p>The tower block will lead to congestion as commercial premises are underneath and there will not be enough allocated parking - this will impact on increased traffic in the area which is quite a tranquil area.</p> <p>The building does not fit in with any larger plans for the area and seems to be an adhoc way of developing which means the character of the area will not be maintained and goes against heritage advice.</p>	development proposals. The opportunity for issues around tall buildings to be considered will arise when the Core Strategy is out for consultation.
Guide to Development in Manchester	Mr Stephen Hedley (Natural England)	Support	General comments, supportive of the preparation of guidance to achieve better quality and more sustainable design.	<p>While not wishing to comment in detail on the document, we wish to make a number of general comments, set out below.</p> <ul style="list-style-type: none"> • We very much support the preparation of guidance to achieve better quality and more sustainable design. • We are pleased that the draft SPD takes onboard many of the comments made by English Nature, one of our foundation bodies, on an earlier draft of the document in February 2005, particularly in the section on 'Urban Nature Conservation' in paragraph 3.4.7. • We welcome the emphasis on 'creating a sense of place' and, in new development, conserving and enhancing the local character of the different areas of the city, aiming to achieve high quality design appropriate to the sense of place. • We strongly support the aim of achieving 'good open spaces with a sense of place' and the objective that the 'city's existing landscapes should be conserved and enhanced' (paragraph 3.4.6), • We welcome that 'urban nature conservation is encouraged' (paragraph 3.4.7) and the requirement 	Support welcomed. 'The Countryside in and around Towns: A vision for connecting town and country in the pursuit of sustainable development' has been added to the references.

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				<p>that developers should take full account of the effect of their proposed development on biodiversity, showing how existing species and habitats would be protected and the ecological value of the site enhanced (page 35).</p> <ul style="list-style-type: none"> • We are pleased to see the recognition (in Chapter 4) of the important role of the city's rural fringe, open spaces, rivers and canals. You may have seen 'The Countryside in and around Towns: A vision for connecting town and country in the pursuit of sustainable development' jointly published by the (then) Countryside Agency and Groundwork in January 2005, and available through our web site. This contains an approach to realising the full potential of the countryside around towns to add to the quality of life of those living and working in both city and country, and we would be pleased if you could refer to this in the list of references. 	
Guide to Development in Manchester	Mr Kristian Marsh (Highways Agency)	Support with conditions	<p>The Agency supports the general principles within the document relating to the desire to reduce the need to travel, particularly by private car.</p> <p>Highlighting the need for developers to undertake travel plans is welcome. However, it may also be worthwhile including the need for developers to also undertake a transport</p>	<p>Thank you for your email of the 21st September 2006 regarding the above. The Agency very much welcomes the opportunity to comment on this document. Indeed, I can confirm that the Agency supports the general principles within the document relating to the desire to reduce the need to travel, particularly by private car. We look forward to these principles being taken forward within the City Council's LDF and Development Plan Documents as they are produced.</p> <p>With respect to the content of this document, Section 3.3 relates to "Ease of Movement" with Paragraph 3.3.7 dealing with Travel Plans. Highlighting the need</p>	<p>Support welcomed. A new paragraph (2.31) has been added at the end of the Ease of Movement section stating "Developers should have regard to the impact a new development may have on the local traffic network and on the nature and number of likely movements arising from it. A Transport Assessment may be required to be undertaken in line with PPG 13. Developers should consider the servicing needs of any development at an early stage to ensure that adequate servicing is provided on site. Poor on-site provision can lead to a reduction in</p>

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			assessment where required.	for developers to undertake travel plans is welcome. However, it may also be worthwhile including the need for developers to also undertake a transport assessment where required. The encouragement to developers to consult with the council before submitting a planning application should be extended to cover the scope of any Transport Assessment. Developers should also be encouraged to speak to other interested stakeholders too.	pedestrian safety on adjacent roads as well as higher costs in the maintenance of an attractive street environment."
Guide to Development in Manchester	Ms Samantha Turner (North West Regional Assembly)	Support with conditions	We welcome this SPD which covers a wide range of design considerations and takes on board sustainability issues. We would however recommend the reference should be made to the policy framework of the Regional Spatial Strategy, which forms part of the statutory Development Plan.	<p>We welcome this SPD which covers a wide range of design considerations and takes on board sustainability issues. We would however recommend the reference should be made to the policy framework of the Regional Spatial Strategy, which forms part of the statutory Development Plan.</p> <p>Regional Planning Guidance 13 (RPG13), adopted in March 2003, is the initial Regional Spatial Strategy (RSS) for the North West. The Assembly has embarked upon a full review of the RSS, which is expected to be adopted in 2007. The draft RSS has been submitted to Government and subject to full public consultation. The submitted draft RSS carries the weight of a material consideration, albeit in the understanding that it has yet to be subject to an examination in public.</p> <p>Policies DP1 - DP4 in the adopted RSS, and DP1 in the draft version are particularly relevant. Draft policy DP1 indicates that plans and strategies should take into account advice the recently published North West Best Practice Design Guide. It would be useful to</p>	Support welcomed. Reference to the North West Best Practice Design guide has been put into the references section of the Guide.

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				<p>make reference to the Design Guide in the SPD.</p> <p>I hope these comments are useful, please contact me if there is anything you wish to discuss.</p>	
Guide to Development in Manchester	Mr Mike Franks (Victoria Baths Trust)	Support with conditions		<p>The Friends and Victoria Baths Trust welcome the Guide to Development in Manchester 2 as a supplementary planning document. We hope that its contents may influence developments ahead of its formal adoption. In particular we wish to commend the following paragraphs:</p> <p>3.1.1 A high quality environment is created by buildings which reflect their purpose ...</p> <p>3.1.4 ... the distinctive qualities of its different neighbourhoods and buildings help to create a strong sense of place ...</p> <p>3.1.5 We wish to encourage the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, massing and orientation of its buildings should achieve a unified urban form ...</p> <p>3.1.6 ... There should be a smooth transition between different development forms and styles</p> <p>3.1.9 ... public buildings should contribute to and enhance the quality of the environment ... They should be a source of pride and inspiration ...</p> <p>pp33-36 Environmental Standards ...Waterways</p>	Support welcomed. Wording will be added to the section on conservation areas so that the first sentence of paragraph 11.41 reads "The City's heritage is a significant asset, with individual listed buildings often playing a role as community hubs and enhancing the sense of place of the local area".

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				However, the document could be strengthened by including in the above, encouragement of the re-use of heritage buildings as community hubs. Such developments would both ensure a sense of place is preserved whilst renewing pride in local neighbourhoods.	
Guide to Development in Manchester	Arup North West	Support		Arup strongly welcomes the SPD and supports the aspirations of the City for a more sustainable future.	Support welcomed.
Guide to Development in Manchester	Arup North West	Object		<p>Where the Council seeks to set out a sustainable framework for development, it is critical that this is done in the most transparent way possible. We believe that uncertainty about the wording of policies may not provide the level playing field necessary to ensure that all development proposals meet set standards. While the Council can use the content of the SPD to promote its aspirations for sustainability, we believe that there is a risk, where policy links and wording are not clear, that certain positions may not be enforceable through the planning process.</p> <p>The SPD states that it: 'does not create new planning policy but rather expands on and provides further detail on (UDP) existing policies'. However, given the age and content of the UDP, there is a risk that some of the content of the draft SPD does not always strictly link with existing policy. It would be helpful therefore if the Council provided further detail of the connections between the SPD aspirations and the policy framework which it is aiming to support above and beyond listing</p>	<p>Relevant UDP policies have been referenced throughout Part One of the amended Guide.</p> <p>As the Core Strategy is taken forward its relationship with Core Strategy policies will be reviewed.</p> <p>The Consultation Statement which will be prepared when the Guide is adopted will summarise the comments made and who was consulted.</p>

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				<p>the policies in Appendix 1.</p> <p>In support of this, there may also be value in providing clarification if certain elements will be developed in more detail through the Local Development Framework's statutory Development Plan Documents. This will help to inform the development community that, where there are aspirational aspects in the SPD, these will evolve into enforceable policy through the Local Development Framework in the near future.</p> <p>We believe that general public awareness of the SPD would also appear to be limited amongst the development community and while the Statement of Community Involvement has been complied with, clarification on the involvement of key stakeholders consulted would be helpful.</p>	
Guide to Development in Manchester	Arup North West	Observations		We note that this SPD goes beyond the approach currently being taken by other authorities. We would recommend a level playing field across Greater Manchester to avoid sustainability being used to weaken the competitive edge of development in Manchester. We urge the city to work with the other AGMA authorities to extend this approach across Greater Manchester.	Comments noted. Best practice is shared by the Greater Manchester districts.
Guide to Development in Manchester	Mr Phil Lally (GONW)	Object		1. Whilst the SPD includes in Appendix 1 the saved policies which it is intended to supplement, there is no explanation of the content of these policies or how the SPD supplements them. PPG12 at paragraph 2.43 says that SPD must be clearly cross-referenced to saved UDP policies. At present, the links between the saved UDP policies and the various sections of the	<p>1. Agree. The SPD will be cross referenced with the saved UDP policies relevant to each section. Only those parts of the Guide which are linked to the UDP will have SPD status.</p> <p>2. Aagree. Wordina will be added to the</p>

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				<p>SPD are too generalised. The linkages need to be more explicit with clear links shown between specific UDP policies and each aspect of sections 3, 4 and 5 of the SPD. From the information provided it is not possible to assess whether there are sufficient links between the SPD and the saved UDP policies so more detailed information is required. There is a concern that sufficient links may not exist in some instances. For example, in paragraph 4.0.2 it says that priorities for each of the Character Areas will relate to more detailed guidance to be found within the City's revised Local Development Framework. This would suggest that these aspects of the SPD are premature, unless it can be shown how they relate to saved UDP policies, as the LDF Development Plan Documents are not in place. Also, some parts of the Guide seem to refer to matters that are the subject of Building Regulations rather than the planning regime.</p> <p>2. It will be necessary to explain in the SPD the requirement set out in DCLG Circular 01/2006 for Design and Access Statements to be submitted with planning applications. These Statements will demonstrate an integrated approach that will deliver inclusive design and address a full range of access requirements throughout the design process. The relationship between the Design and Access Statements and the SPD needs to be clear. It can be explained how the SPD will assist in the preparation of the Statements.</p> <p>3. CABE has produced best practice guidance to accompany the Circular. Its contents are CABE's</p>	<p>Introduction to link the Guide with Circular 1/2006, stating "Government Circular 1/2006 introduces a requirement for the submission of a design and access statement to accompany all planning applications for major development. Manchester City Council has produced this document as a means of guiding those involved in the development process in their preparation of these statements."</p> <p>3. Agree. CABE's 'Design and Access Statements' document will be referred to in the last paragraph of the introduction.</p> <p>4. Agree. The foreword and introduction have been reduced by removing the promotional material and now set out Manchester's approach to the SPD and explain the format of the document. The number of boxes has been reduced with information on a particular topic being put into a new chapter instead so that it is easier to understand. Highlighting of sections of text has been removed.</p> <p>5. Agree. This will be addressed by dividing the Guide into parts which have SPD status and parts which are just guidance. Chapters 2-9 will have SPD status, with the exception of the paragraphs in italics. Chapter 10 will not</p>

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				<p>interpretation of Government policy and should be considered as best practice rather than the statutory minimum. It would be helpful to include a reference to CABE's guidance in the SPD.</p> <p>4. The SPD document is quite lengthy and would benefit by being more clearly focussed on key issues for applicants to take into account when submitting planning applications. Much of the foreword/introductory material, whilst helpful in the draft to explain the context, is largely promotional and is not appropriate for inclusion in the final version. It should be replaced with a brief explanation of the purpose of the SPD and how it should be used. For example, in terms of the purpose of the SPD, the introduction could focus on the matters set out in paragraphs 3.01 to 3.03. It is suggested that the vigorous editing of the rest of the document could reduce the length of the SPD considerably which would make it much more user friendly. The seemingly indiscriminate use of highlighting in the document needs to be reviewed. It is not clear what purpose the highlighting serves. What is important for applicants to know is which aspects of the SPD are relevant to a particular type of application in a particular location.</p> <p>5. Whilst it may be helpful to have a Guide containing all the advice the Council feels is necessary for developers, not all of the contents of the Guide would appear to be appropriate as SPD for the reasons set out above. One way forward may be for the Council to publish the Guide as a Council approved document but to highlight those aspects where there are clear</p>	<p>be SPD. Chapter 11 will not be SPD, but will be used to set the context for implementation of design principles in earlier chapters. This will be explained in the introduction.</p>

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				links to saved UDP policies which they wish to have SPD status.	
Guide to Development in Manchester	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		The requirement for commercial or retail premises at street level in new residential developments should be relaxed for the early years after completion. This would avoid the planning blight created by so many vacant street level units for so many years, as we have already witnessed in the City Centre. Such units could be available for residential renting on maximum contracts of one year until the commercial demand has been established. This is particularly relevant to Sections 2.0.4 and 5.3.1 and would reduce the fear of crime associated with these vacant street level units.	This is not within the scope of the Guide.
Guide to Development in Manchester	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		We would like to take part in reviews of all of these comments, and would be grateful if you would let us know as soon as possible how best this could be achieved.	All of the comments received on the Guide have been considered and taken into account where appropriate. The Council responses will be available for viewing on the Web after adoption, together with a Consultation Statement.

Chapter 1 - Foreword by Sir Richard Leese, Leader, Manchester City Council

Item	ID / Name	ID / Type	Summary	Representation	Outcome
1 Foreword	Mr Richard Venes (Greater Manchester Cvcilina)	Object		Wording implies that continued growth is economic, contrary to Council's sustainability ambitions. Suggest replace with 'the City's sustainability, giving equal status to local and global environmental protection, social equity and economic development.	"Environmental" has been added to the beginning of paragraph 3 of the Foreword (formerly paragraph 1.0.5) so that it reads "We are integrating our environmental, economic and social activities..."

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	Campaign)				

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1.0.1	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Object	Thinks that the word "impressive" should be left omitted.	We think that the word 'impressive' should be left out here. The economic competitiveness results might be impressive (although even this is arguable) but the increase in pollution from both air and ground traffic and the incursions into the countryside proposed in the Draft Master Plan can in no way be seen as impressive.	This section has been rewritten and references to the airport removed.
1.0.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Remove the words 'impressive expansion of our Airport and its related businesses'. The benefits of economic expansion based on increased Airport use are contrary to the UK Government's stance on Climate Change, and have been shown by Friends of the Earth's research to be illusory. Airport expansion does not fit with the Council's sustainability ambitions.	This section has been rewritten and references to the airport removed.

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1.0.4	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	Add "accessible" to the description of the City	Please change second sentence to "We want to create a more attractive, more accessible and useable City for Manchester people", adding "accessible". This is in line with Council policy and statements on making Manchester the "most accessible city in Europe".	Agree. This paragraph is now in the Foreword and has been amended to state "...We want to continue to create a more attractive, more accessible and useable City for Manchester people..." in paragraph 2 (formerly 1.0.4).
1.0.4	Mr Richard Venes (Greater	Support with conditions		Use of the word 'greenest' is sloppy, and potentially confusing. A better way of putting it would be 'the most sustainable, most inclusive'	"Greenest" is used as it refers to the Green City initiative. Sustainability is referred to in Paragraph 3 of the

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	Manchester Cycling Campaign)				Foreword (formerly paragraph 1.0.5).

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1.0.6	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	add "more inclusive" to sentence	Add "more inclusive" to the sentence to read "We want to create a more attractive, more inclusive and safer City for Manchester people.". This doesn't just relate to disabled people but to all communities and is City Council policy.	The Foreword section has been re-written to simplify it and this paragraph has been removed. Inclusivity is referred to in paragraph 2 (formerly 1.0.6) of the foreword.

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1.0.11	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	Adding "best practice" to the 2nd sentence	Add "best practice" to the second sentence to read, "This has involved some further amendments to ensure that it is fully up to date in the way it reflects national requirements and guidelines, best practice and local needs and policy objectives." This relates not only to access for disabled people but also to environmental policies and practices, e.g. renewable energy, biodiversity etc.	This paragraph has been deleted to simplify the foreword.

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1.0.12	Mr Richard Venes (Greater Manchester Cycling)	Observations		It would be good to have some mention of citizens, an important part of the City besides the Council, investors and developers. Suggest rewording to: '...to the delivery of proposals which benefit the citizens of Manchester and help meet their aspirations for a	Meeting the aspirations of residents has been added to the end of Paragraph 5 of the Foreword (formerly 1.0.12) so that the last sentence reads "In return, investors and developers can be assured that they

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	Campaign)			sustainable City.	have, in Manchester, a partner that is both determined and willing to make a full contribution to the delivery of proposals that meet the aspirations of a major international City and of its residents."

Chapter 2 - Introduction

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2.0.1	Prof M Hebbert (University of Manchester)	Support with conditions		<p>I support this summary of the successes of the Guide to Development on the following condition.</p> <p>A sentence or paragraph should be added on the aspects that have worked less well, (some of which are the by products of success).</p> <p>The Guide has not succeeded in ensuring satisfactory standards of floorspace and amenity space in new development. It has not provided a robust framework for promotion and planning of tall buildings.</p>	This paragraph has been removed.
2.0.1	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	Open spaces are not "successful" but could be identified as "new"	Change "hugely successful" to "new" as there have been and still are serious access barriers in all of these areas. Some of these have been recognised by the city council but improvements haven't yet been implemented. Problems include steep gradients, lack of handrails, obstacles in line of walk, uplighting in surface of pathways, poor size and arrangement of tactile paving by steps in Exchange Square etc. We therefore shouldn't be promoting them as "successful" although there are also good qualities to them.	This paragraph has been removed.

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2.0.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Add 'sustainable' in front of each mention of development, because that's the sort of development we want, not just economic development.	This paragraph has been removed. National policy requires that all new development must contribute to achieving the broad objective of sustainable development, which requires a successful balance of economic, social & environmental factors. The Guide addresses design related social & environmental issues as well as economic ones.
2.0.1	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	there are new open spaces, not hugely successful open spaces	Not all of the open spaces listed here have been "hugely successful" as some of them have serious access barriers. Would rather the sentence said "New open spaces...". For example, some of the problems at Exchange Square include very steep gradients with no landing areas, inadequate and unsafe tactile paving at steps, no handrails on some steps, disorientating uprighters placed in the pathways, obstacles and hazards in the line of walk, insufficient colour contrast in some features etc.	This paragraph has been removed. Paragraph 2.55 (formerly 3.7.5) states the Council's view that all new developments, including public spaces, should maximise access for disabled people. It, and Chapter 3 of the Guide, refer to the standards detailed in the Council's 'Design for Access 2' manual.
2.0.1	Dr Olutayo Adebawale (Cirkadia)	Object		Whilst agreeing that some of the regeneration in the city is indeed notable, arguably opportunities have been missed to encourage the incorporation of more open / green space within the city. There appears to be a tendency for high density buildings and a lack of pleasant walk routes, signage and open space. Birmingham is a good example where pathways and clear signage linking different parts of the city has been done well, hence encouraging walking.	This paragraph has been removed. Paragraphs 2.32 – 2.43 of the Guide deals with the quality of the public realm, including open spaces.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
2.0.3	Ms Flick	Support		Support	Noted

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Harris (Manchester Disabled People's Access Group)				

Item	ID / Name	ID / Type	Summary	Representation	Outcome
2.0.4	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Object	Would like to emphasise the importance of walking as a mode of transport.	We would like to emphasise the importance of walking as a mode of transport here and would suggest "easier to move around" in line 8 could read "easier to move around by all modes of transport, including walking"	This paragraph has been removed. The Ease of Movement section, now paragraphs 2.23 to 2.31, addresses the need for pedestrians to be able to travel easily and safely.
2.0.4	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Object	Would like to emphasise the importance of walking as a mode of transport	We would like to emphasise the importance of walking as a mode of transport here and would suggest "easier to move around" in line 8 could read "easier to move around by all modes of transport, including walking"	This paragraph has been removed. The Ease of Movement section, now paragraphs 2.23 to 2.31, addresses the need for pedestrians to be able to travel easily and safely.
2.0.4	Ms Flick Harris (Manchester Disabled People's Access Group)	Observations	comments on "easier to move around".	Support the commitment but another commentator wishes to emphasise walking. I do not support CABE's definition of "easier to get around" partly because it is vague and confusing, and doesn't cover a wide range of access issues, leading to comments from other users of the environment. It might be better not to identify any particular mode of "getting around" in this paragraph as detailed suggestions and requirements are identified later in the document and it should include all users of city streets.	This paragraph has been removed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				pathways etc.	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
2.0.5	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	Additional paragraph on commitment to inclusive design.	I would like to add an additional paragraph here to emphasise the commitment to accessibility and renumber all subsequent paragraphs. 2.05 would read " Manchester recognises that inclusive design needs to take account of cross-impairment and community based issues and that barriers still exist even in some of our new developments. The Guide promotes principles and strategies that will inform, promote and support better access for disabled people and others to improve and enhance our City.	This paragraph removed. "Manchester recognises that inclusive design needs to take account of cross-impairment and community based issues" added to new paragraph 4.1.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
2.0.7	Prof M Hebbert (University of Manchester)	Support with conditions		Add the most important thing that has been achieved since the Guide was first launched in 1997 - the City Centre development boom. This preamble could usefully include some contextual data on the trends in land values, consents and the development pipeline. They set a radically different context from that which existed in 1997.	This paragraph has been removed. Contextual data of the type suggested has not been included in the interests of keeping the document concise and useable.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
2.0.8	Ms Flick Harris (Manchester Disabled People's Access	Support with conditions	Additional objective to sit alongside the CABA objectives	Para 2.0.8 which would be 2.0.9 with the additional paragraph deals with the CABA objectives. However, we feel that CABA has not sufficiently understood or promoted inclusive design, based on the social model of disability in their publications. Manchester City Council has adopted best practice standards	This paragraph has been removed. In the interests of clarity the seven CABA principles have been retained (new Design Chapter 2), and accessibility given a section of its own (new Chapter 3) with equal status. The issue of cross-

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Group)			<p>and a positive approach to inclusive design as policy and has publicly stated its commitment to this approach. Therefore, we would like to add another sentence which adds a further objective (and consequentially) another section to the Guide.</p> <p>After "legibility and adaptability", it would read " Additionally, we recognise the importance of integrating the principles of inclusive design into all the elements underpinning (or contributing to) the design of buildings and the environment and have added an eighth objective on accessibility."</p> <p>CABE's "Ease of movement" doesn't fully incorporate a cross-impairment approach to inclusive design nor does it consider visual and other elements of design which should be considered for their impact on access. This approach follows the guidance given by the DCLG and DRC unlike the more limited approach by CABE which separates access from other design elements.</p>	impairment is referred to in new Chapter 3.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
2.0.11	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with conditions	add "and accessibility".	Would like to add "and accessibility" after "sustainability". It is important to highlight both of these issues and their relationship to good design.	This paragraph has been removed. New Chapter 3 deals with accessibility.

Chapter 3 - Creating a Sense of Place

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3 Creating a Sense of Place	Ms Julie Goreham (Environment Network for Manchester)	Other	Add a new section 3.8 Accessibility	Suggest that add another section 3.8 Accessibility - the document contains useful information about this, but it warrants a section of its own to pull together the issues and implications.	New Chapter 3 added which deals exclusively with accessibility.
3 Creating a Sense of Place	Ms Carol Packham (Whalley Range Forum)	Object		'Tarmacking' Other areas of the country (i.e. some boroughs of London) have made it a requirement that residents have to seek planning permission before they can remove walls and gardens for parking etc. This would be welcomed, in our area many features of the conservation area such as wall, gates and kerb edges have been removed to make way for tarmacked drives. In addition the increased water run off created is causing regular flooding to streets and properties.	In most cases, the removal of existing front gardens and boundary walls does not require any form of permission or consent from the City Council. New paragraph 2.16 refers to the treatment of boundaries in new developments, including conversions, and new paragraph 11.11 refers to boundaries in new flat conversions.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.0.1	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with condition s	add "access to public transport"	There is a need to add "and access to public transport" after "choice of shops" to support the need for coherent planning of all facilities and ensure a dynamic community experience which is not marginalised from key facilities, jobs etc.	Public transport is dealt with in the Ease of Movement section in Chapter 2.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.0.2	Ms Flick Harris (Manchester)	Support with conditions	addition of "and" to sentence.	Grammatical issue, needs an "and" after "sense of place"?	This sentence has been removed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	er Disabled People's Access Group)				

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.0.3	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	Additional principle/objective of Accessibility added to the list of CABA principles/objectives.	<p>The CABA seven principles are not sufficient to include our approach to inclusive design and planning. We suggest that added at the end of the sentence after "places", "and additionally, the principle of accessibility, in which Manchester aims to promote best practice."</p> <p>At the end of the list, the additional principle could read, "Accessibility. A place that is accessible for disabled people and others who encounter physical, sensory and other barriers."</p> <p>The CABA objective "ease of movement" as commented on earlier, only relates to general issues and doesn't cover all the elements that we have agreed to incorporate in Manchester, as policy.</p>	In the interests of clarity the seven CABA principles have been retained (new Design Chapter 2), and accessibility given a section of its own, (new Chapter 3), with equal status.
3.0.3	Dr Olutayo Adebawale (Cirkadia)	Object		It would be commendable if Manchester could set itself up as an exemplar and go one step beyond CABA's key 7 principles, by adopting one of Natural England's objectives i.e. "providing accessible natural space within 300 metres (or 5 minutes walk) of every home in England for exercise, relaxation and wellbeing". (Natural England: Our Direction 2006-2009). (This also ties in closely with Para 3.4.7 and could be used to provide more impact and conviction	The importance of adequate open spaces is recognised in the section on Quality of the Public Realm in Chapter 2 and new Chapter 9 Design for Health. Such prescriptive criteria as suggested would not be appropriate for inclusion in this Supplementary Planning Document (SPD), as an SPD cannot create new policy: only provide detail to existing

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>to Para 3.4.10 grey box).</p> <p>Also there is a real urgency to encourage more sustainable building design in regards to energy and water efficiency etc, i.e. the need is there to create a more even playing field. This approach / goal should be made more transparent right at the front. (Although its mention in 3.1.3 and 3.1.9 grey box is noted).</p>	<p>policy. The objective suggested would, anyway, be very difficult to meet in such a heavily developed urban area as Manchester. New Section 4 Environmental Standards deals with energy efficiency; & water management; and environmental design standards.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1 Character and Context	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support with conditions		Manchester's comment on CABE principles (Page 14 last paragraph) After "designing out crime" we would like to see inserted "whilst not impeding pedestrian accessibility"	Paragraph removed. The Ease of Movement section, now paragraphs 2.23 to 2.31, deals with pedestrian movement.
3.1 Character and Context	Dr Olutayo Adebawale (Cirkadia)	Object		Is it in this section that consideration should be given to how a different planning use given to an existing building can actually change the whole character and context of an area. As an example, change of use of a building in a largely residential area to a take away, can impact on levels of traffic, foot fall, tranquillity, litter etc. This might be covered in para 3.1.1, if it is, it needs reinforcing.	Change of use is beyond the scope of this document, which relates only to design issues.
3.1 Character and Context	Dr Olutayo Adebawale (Cirkadia)	Object	Housing density should also be linked to the need to ensure the appropriate infrastructure e.a. schools	Housing density should also be linked to the need to ensure the appropriate infrastructure e.g schools etc to ensure a good mix of people. There is a mention of the increase in flats in certain parts of the city and	The City Council does seek to ensure that the provision of housing and associated infrastructure, such as schools and transport links. are co-ordinated. in the

Item	ID / Name	ID / Type	Summary	Representation	Outcome
			<p>etc to ensure a good mix of people.</p>	<p>loss of family housing, but no mention of the increase in flats in the city centre itself with what appears to be minimal provision of affordable family housing.</p> <p>In CABE's 12 principles although minimising waste and using natural resources carefully is mentioned. It is recommended that:</p> <p>(i) Specific mention is made to encouraging water efficiency, and even encouraging the use of grey water systems; and</p> <p>(ii) Emphasis is given to the importance of including sustainability in the original design, i.e. making informed decisions on design right at the start using the basic principle of sustainability. Which often proves more cost effective.</p> <p>(iii) During the design stage consideration be given to design of waste recycling facilities at the development to encourage users / residents to reduce, reuse and recycle waste. Also for existing buildings, particular residential buildings, thought be given to the type and placement of collection vessels for recycled materials. It could be argued that the current number of wheelie bins and the colours etc are a negative visual impact on the character of an area. (I note this issue is covered to some extent in para 3.7.7, but it does not refer to existing developments)</p>	<p>pursuit of its objective of sustainable development. Land use issues, however, are beyond the scope of this Guide, which is concerned only with building and urban design issues. Land use related matters are dealt with through Unitary Development Plan and Regional Spatial Strategy policies, and national planning guidance. The City Council is likely to be developing guidance on the subject of affordable housing in the near future. New Section 4 Environmental Standards deals with energy efficiency; & water management; waste management and environmental design standards. The Guide relates only to new development; it does not cover matters relating to existing developments that do not require planning permission from the Council.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
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Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.1	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support with conditions		We support this paragraph. With regard to the sentence "Each new development should be designed having full regard to its context and the character of the area" we would point out that, this principle was not followed at the time of the development of the building "Piccadilly One" in Piccadilly Gardens which, in our opinion, is quite out of character with the surrounding area. Now that the Guide is to become an SPD we trust that stricter planning briefs will operate in future, to avoid out of character buildings such as this being constructed.	Noted
3.1.1	Ms Rose Freeman (The Theatres Trust)	Support with conditions	Refers the Council to a recent publication Heritage Works; a developer's tool kit published by English Heritage, which provides guidance on how new design can be integrated with heritage assets.	We are pleased that the consultation document highlights the importance of good design for the built environment. We would strongly advise against setting policy that creates disharmony in the built environment, and whilst applauding the use of new design, this should be sympathetic to the surrounding architecture. We support the statement "Each new development should be designed having full regard to its context and the character of the area" and recommend the recent publication Heritage Works, a developer's tool kit published by English Heritage, which provides guidance on how new design can be integrated with heritage assets.	Good design should, by definition, work well with its surroundings. The Guide refers to the importance of new developments relating well to existing buildings, for example, in new paragraphs 2.6; 2.13; and, 12.8.
3.1.1	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with conditions	what makes an inclusive environment, not just buildings.	<p>Would agree with other comments that the environment is created not only by buildings but by other features including public and private areas, streets, biodiversity, etc. and their design and maintenance.</p> <p>Would support the general theme of keeping the positive identities of neighbourhoods. However, this should not be done at the expense of inclusive</p>	Noted. All designs should aim to be inclusive.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				design.	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.2	Prof M Hebbert (University of Manchester)	Object		<p>The 'Sense of Place' initiative coordinated by Patrick Hanfling is an innovative approach to community advocacy, which deserves support.</p> <p>However, it is not intended to provide an area-based characterisation framework for planning purposes.</p> <p>A study that is still in progress with findings not yet known can be mentioned in the supporting material but should probably not be a numbered policy within the SPD.</p>	Reference to The Sense of Place Framework has been removed from the part of the revised Guide that has Supplementary Planning Document status.
3.1.2	Mr Phil Lally (GONW)	Object		Reference is made to the Council's Sense of Place Framework which is due to be completed in April 2007. It is not clear how this relates to the SPD.	This paragraph is information / guidance only, it does not have the status of SPD

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.3	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Replace the word 'greening' with sustainable development (see comments on para 1.0.4 above)	The comment in question has been removed.
3.1.3	Ms Flick Harris (Manchester Disabled)	Object	Add "landscapes and streetscapes" and "users".	Would agree with the addition of "landscapes" and add "streetscapes". Would also want after "meet the needs of their occupants" addition of "and users". This helps to focus not just on residential or commercial &	The word 'occupants' has been replaced with 'users'.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	People's Access Group)			industrial occupants, but also visitors, people on work experience and others using the facilities of buildings, external environments and other features.	
3.1.3	Dr Olutayo Adebowale (Cirkadia)	Object		Consideration should be made to mentioning 'high quality and environmentally sensitive', in terms of use of resources, energy, water etc both during construction and during the life of the building, in this section.	New Section 4 Environmental Standards deals with energy efficiency; & water, waste & construction management and environmental design standards.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.4	Prof M Hebbert (University of Manchester)	Support		In support of this important paragraph the City Council could cite its own commissioned research on branding and perception of Manchester as the 'original modern' city.	Background information, such as that referred to, has not been included in the interests of keeping the Guide concise and useable.
3.1.4	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with conditions	to ensure that designing for conservation includes good access.	Alongside the support of conservation areas and buildings, there is often a misunderstanding that access can be compromised. Creative and inclusive design can usually find ways of improving access while maintaining the important features of a heritage building or area. Would like the last sentence to include after "City", "and are accessible to disabled people and others facing barriers".	The importance of ensuring accessibility is stated in new paragraphs; 2.25 (streets); 2.50 (exclusion); 2.54 (conversions); and 2.55 (new developments). New Chapter 3, Accessibility – Design for Access 2, also deals exclusively with this issue. All access requirements apply equally to historic buildings and Conservation Areas.
3.1.4	Mr Phil Lally (GONW)	Object		This states that development in conservation areas will only be acceptable if they fully enhance the special nature of these areas. This does not accord with	The text has been amended to take account of PPG15.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				PPG15 (para 4.9) which reflects the fact that the 1990 Act requires that in exercising planning functions special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Similarly, page 38 of the guide refers to proposals having to 'maintain or enhance' conservation areas.	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.5	Prof M Hebbert (University of Manchester)	Support with conditions		Insert penultimate sentence: "Density limitation will be appropriate where neighbourhoods, for example in and around the city centre, are subject to strong pressure for high rise speculative building".	The issue of appropriate development densities will be considered when Core Strategy policies are being drawn up.
3.1.5	Mr Phil Lally (GONW)	Object		The density of housing development will need to reflect national planning policy in the forthcoming PPS3.	The text has been amended to reflect PPS3.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.6	Prof M Hebbert (University of Manchester)	Support with conditions		Add in conclusion: "Action area plans will underwrite these principles by setting density (dph) bands and providing design guidance on site coverage and building height".	Area Action Plans may be considered as need arises in the future.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.7	Ms Flick Harris (Manchester)	Object	Entrances & shop fronts are not the only access issues to be considered.	In order to ensure that security and design of shop fronts, forecourts and signage should be related more closely to inclusive design. the first sentence should	Sentence amended as suggested (now paragraph 2.9). Internal design is not within the scope of the Guide. Generally.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Disabled People's Access Group)			read "...individuality and accessibility of local centres". Good to see references to inclusiveness but it doesn't go far enough in focusing on entrances. Inclusive design should include issues such as emergency evacuation, textures used, layout and navigation around and within buildings, avoidance of obstacles and hazards etc. It is also possible to combine good design for security with good inclusive design principles. Both are often left too late with the result that good design is compromised. The last sentence should read, "Local centres must be accessible to ensure inclusiveness, including entrances and the use of shops, services and facilities and new or improved public realm works should be designed with this in mind."	beyond the broad Use Class, for example, retail or office use, matters concerning the internal design, layout, and detailed day-to-day usage of buildings, do not fall within the scope of the Planning system. These matters are covered by other legislation.
3.1.7	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Problems with change from residential to business use	Discourage change from residential to business use as it changes character dramatically and can cause problems.	Change of use is not within the scope of the Guide, which deals only with building and urban design issues.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.8	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with conditions	add "accessibility" to street design.	A useful paragraph but would want to add to the sentence starting "the design of street furniture..... "should reflect the nature, role and accessibility of the street."	Sentence amended as suggested (now paragraph 2.10).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.1.9	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support		We support this commitment to the design of public buildings.	Noted
3.1.9	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with conditions	Add "accessibility" to the quality of the environment.	A useful commitment to good design but would add, "The design of public buildings should contribute to and enhance the quality and accessibility of the environment....." This relates to comments made by others earlier in relation to the relationship between buildings and the rest of the environment and in particular, the size, layout, design, and other features of a building can affect accessibility.	This paragraph deals only with the external appearance of public buildings. Accessibility issues are dealt with in Chapter 3 of the Guide.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Housing Density and Mix	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with conditions	Include references to best practice access standards in all housing.	No reference to access standards which is particularly important in improving the stock of housing in the City. Most new private developments make no attempt to ensure that they are accessible or even capable of adaptation. Therefore would like to see added to the sentence starting with "the emphasiswhere appropriate, to lower density detached dwellings, (adding) "which will take account of best practice access standards for disabled people." In the section on Design Quality, there should also be a reference to accessibility, so that the issues are mainstreamed and not considered as an afterthought or adaptation. The following sentence is amended to read. "Desian quality is achieved through a	A new Chapter 3 has been added to the Guide, dealing specifically with access issues. The Design Quality paragraphs have been removed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				combination of functionality, impact, accessibility and build quality". Particularly support the last paragraph!	
Housing Density and Mix	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Limit housing density to increase quality of life	Housing density needs to have a strict limit. High density housing creates problems with access and travel and is out of character. Research has shown that houses with no space or gardens reduces quality of life and leads to neighbour disputes.	The Guide does not attempt to deal with specific problems in particular areas. The emerging Core Strategy will take an area based approach. The Guide does stress the importance of gardens and amenity space, for example, in the Quality of the Public Realm section, now paragraphs 2.32 to 2.43.
Housing Density and Mix	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support		Support comments on Housing mix and density	Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Design Quality	Ms Flick Harris (Manchester Disabled People's Access Group)	Support with conditions	comments were made in previous section	Comments on this section were added to the previous section, including the comment about the last sentence which starts, "Manchester endorses these principles..."	A new Chapter 3 has been added to the Guide, dealing specifically with access issues. The Design Quality paragraphs have been removed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.2.1	Ms Flick	Support	add "accessible" to	The last sentence should include accessibility to read.	Noted. Sentence has been amended

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Harris (Manchester Disabled People's Access Group)	with conditions	sentence on the built form.	"...present a visually continuous, attractive and accessible pedestrian and cycle This would make it consistent with comments later in the document which specifically refers to disabled people, pedestrians and cyclists.	accordingly (now paragraph 2.12).
3.2.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Add at end 'whilst minimising potential for illegal pavement parking of motor vehicles'.	The Guide provides parking guidelines in new Chapter 6. New Chapter 5 also reinforces the point that designs need to take into account the Council's hierarchy of road users (UDP policy T3.9).
3.2.1	Ms Carol Packham (Whalley Range Forum)	Object		It is evident from new housing build in such areas as Hulme and Moss side that you continue to encourage 'building frontage on to the street'. Whilst this might be appropriate in villages and in areas of terraced housing with low traffic density it is not appropriate in many areas of the city. For example on busy road where there is noise and vehicle pollution. Also areas such as Rusholme and Fallowfield that have high numbers of houses onto the street also have a high incidence of burglaries. Residents should be given a small front garden to reduce noise, pollution and to act as a way of making their front door removed from intrusion. It would also appear that 3.2.1 is contradicted by section 4.2.3 which talks about the reinstatement and encouragement of front gardens in Edwardian areas, don't the arguments about crime reduction etc apply to both?	The Guide states only that 'Buildings should front onto streets' and 'should present their main face and pedestrian entrance to the adjacent main street' (paragraph 2.12). It is not intended that all buildings should stand immediately back of the pavement. The Guide does stress the importance of gardens and amenity space, for example, in the Quality of the Public Realm section.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.2.2	Ms Flick Harris (Manchester Disabled People's Access Group)	Object	Adding "accessibility" and reference to "obstructions"	Need to include access issues in this paragraph. Last sentence could read, "Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis but should not reduce safety or accessibility by creating hidden areas or obstructions, nor detract from the visual continuity of the frontage.	Agreed. Paragraph amended accordingly (now paragraph 2.13).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.2.3	Prof M Hebbert (University of Manchester)	Support with conditions		Add aspects to which height should have regard: "impact on views, wind and microclimate impact, daylight and shadow effect"	New paragraph 12.8 refers to the impacts of buildings on the microclimate, including effects on daylighting and shadows.
3.2.3	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Design for maximum daylight	Multistorey car parks must not block light for residential buildings	Specific uses are not relevant. New paragraph 12.8 states that all proposals will be considered by reference to their impact on the immediate area, including microclimatic and shadowing effects.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.2.4	Dr Olutayo Adebawale (Cirkadia)	Other		Where it states that higher structures of note must be of the highest quality, does this infer highest quality as provided in CABE's 12 principles, and hence includes energy efficiency and sustainability? How is this determined? / monitored?	Paragraph amended to remove reference to 'highest quality' and instead refer to all of the principles described in the Guide (now paragraph 2.15).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
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Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.2.5	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support with conditions		We support this paragraph, particularly the intention to retain original examples which contribute to the character of the area. For absolute clarity we suggest that lines 6,7,8 should read "original examples of site boundaries and boundary trees which contribute to the character of the area should be retained."	The whole paragraph is about site boundaries. New paragraph 2.38 (formerly 3.4.6) refers to the retention of existing trees and planting.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3 Ease of Movement	Mr Kristian Marsh (Highways Agency)	Support with conditions	Support for general principles within the Guide relating to the desire to reduce the need to travel, particularly by private car. Suggests that could be worthwhile including the need for developers to also undertake a transport assessment where required.	<p>Thank you for your email of the 21st September 2006 regarding the above. The Agency very much welcomes the opportunity to comment on this document. Indeed, I can confirm that the Agency supports the general principles within the document relating to the desire to reduce the need to travel, particularly by private car. We look forward to these principles being taken forward within the City Council's LDF and Development Plan Documents as they are produced.</p> <p>With respect to the content of this document, Section 3.3 relates to "Ease of Movement" with Paragraph 3.3.7 dealing with Travel Plans. Highlighting the need for developers to undertake travel plans is welcome. However, it may also be worthwhile including the need for developers to also undertake a transport assessment where required. The encouragement to developers to consult with the council before submitting a planning application should be extended to cover the scope of any Transport Assessment. Developers should also be encouraged to speak to</p>	Noted. Major developments will require a Transport Assessment to be submitted.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				other interested stakeholders too.	
3.3 Ease of Movem ent	Dr Olutayo Adebowale (Cirkadia)	Object	Thought should be given in the design stage of a new development as to the routes linking the development to surrounding areas, in particular the city centre. This should include the provision of pleasant and safe routes for cyclists and pedestrians, as well as public transport.	Thought should be given in the design stage of a new development as to the routes linking the development to surrounding areas, in particular the city centre. This should include the provision of pleasant and safe routes for cyclists and pedestrians, as well as public transport. For example the cycle route running (sporadically) along Oxford Road, say from Fallowfield to the city centre is arguably neither a pleasant or safe route for cyclists. Also cycling within the city centre itself is arguably not a pleasant experience. It should however be emphasised that where cycle lanes do exist, it feels so much safer to cycle than those areas where they do not. Consideration should also be given to encouraging the incorporation of such walking and cycling networks to be incorporated as part of major infrastructure projects such as flood alleviation works and road works.	The location of new development is beyond the scope of the Guide. Policies relating to the location of new development exist in the Unitary Development Plan; in the Regional Spatial Strategy; and, in national planning policy. The emerging Core Strategy will address this issue. The issue of routes for pedestrians and cyclists is considered in new paragraph 2.28.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Paragraph makes no mention of one of the cornerstones of sustainable development, reducing the need to travel. This must be added to support Council's sustainability, either in this paragraph or somewhere else in the document, with equal or greater prominence.	The Core Strategy will address this principle.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
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Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3.2	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support		We support this paragraph, particularly: "The design of neighbourhood and local streets should ensure low vehicle speed, so that pedestrians, wheelchair users and cyclists have priority."	Noted
3.3.2	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Support the road hierarchy, Guide should advocate for more cycle paths and better integration of these and walkways	Support this statement, but feel that there is also a need for greater co-ordination of street infrastructure e.g. new roads, cycle paths and walking lines linked with existing paths etc. Cycle lanes should be included on new roads and leading into and through new developments. The road hierarchy should be adhered to.	Detailed highway design is beyond the scope of the Guide. The issue of routes for pedestrians and cyclists is considered in new paragraph 2.28. The Guide, in new paragraph 2.23, reinforces the hierarchy of road users detailed in Unitary Development Plan policy T3.9
3.3.2	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		The paragraph must better reflect the Council's commitment to the road user hierarchy. In last two sentences, replace 'should' with 'must'.	Agreed. New wording in new paragraph 2.25

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3.3	Mr Phil Robinson (Chorlton Civic Society)	Object	Would like to see this paragraph re-phrased into a statement concerning the necessity of good design of culs-de-sac rather than a blanket discouragement.	We would like to see this paragraph re-phrased into a statement concerning the necessity of good design of culs-de-sac rather than a blanket discouragement. Cul-de-sac, if well-designed, have many good points: primarily in that they encourage a sense of community and experience much less than average traffic noise. Though we are aware that permeability is an issue, the fact that properties in such locations typically	The Council considers that culs-de-sac are inherently poor designs for the reasons stated in the text. Designs that provide the perceived benefits of culs-de-sacs, such as low vehicle speeds, whilst avoiding the disadvantages, such as lack of permeability, are sought.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				command between 10% and 20% higher sale prices is proof of their popularity The problems of traffic turning can be tackled by providing adequate turning spaces.	
3.3.3	Ms Julie Goreham (Environment Network for Manchester)	Other	Use of homezones needs careful consideration	The use of homezones must be carefully considered due to issues such as where curbs are removed there are difficulties for the visually impaired. Need to be especially careful about creating a 'shared space' for vehicles and residents in areas with high levels of traffic.	The Council recognises that designs must address such issues. The wording of the paragraph (now new paragraph 2.26) has been amended to state this.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3.4	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Alter last sentence to '...smaller corner radii, must be used, to ensure that vehicle movements are safe, so that pedestrians can cross safely and easily without the use of safety barriers, and cyclists' safety is enhanced.'	Use of the word 'must', would be too prescriptive. Paragraph amended to add 'including cyclists' after 'vehicle movements' (now new paragraph 2.27).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3.5	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support		We support this paragraph, particularly: "A network of safe, attractive and clearly marked pedestrian and cycle routes will be developed to work, retail, health, education and leisure facilities throughout the City."	Noted
3.3.5	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Make the road user hierarchy a real priority	<p>Safer and cleaner cycling and walking routes should link areas within and outside the city.</p> <p>Efforts to strengthen and encourage the road user hierarchy need to be increased as currently is clearly</p>	The Guide, in new paragraph 2.23, reinforces the hierarchy of road users detailed in Unitary Development Plan policy T3.9

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				given to private car users.	
3.3.5	Dr Olutayo Adebawale (Cirkadia)	Object		Over the years there has been a welcomed increase in the number of well designed cycle parking spaces in the city centre, this needs to be continually encouraged. With consideration been given to more such spaces at or nearby major transport hubs such as the rail stations and bus stations to encourage inter modal transport. (Perhaps this is not the right place to mention this, but will the Guide be encouraging new office buildings and renovation of existing buildings to include shower facilities for cyclists, to increase the use of this mode of transport?).	New paragraph 9.2 Encourage Active Lifestyles, deals with facilities for cyclists.
3.3.5	Ms Carol Packham (Whalley Range Forum)	Support with conditions		We understand that cycle lanes can be requested and considered if there have been sufficient cycle accidents and where the road width etc allow. We would wish to encourage the use of cycles (particularly servicing educational establishments and District centres). These must be safe and free from traffic and parked cars. In some cases this could be done by widening pavements and having designated cycle ways.	New paragraph 2.28 addresses this issue; seeking the development of a network of pedestrian & cycle routes to serve retail, educational, health, etc. facilities throughout the city.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3.6	Ms Anna Sugrue (RSPB)	Support with conditions	Agree that the majority of future development should be directed towards locations with the most sustainable patterns of transport. Careful design and location of transport infrastructure can minimise direct impacts upon birds	The RSPB agrees that the majority of future development should be directed towards locations with the most sustainable patterns of transport. This is in accordance with PPS12, which states that the local authority should “ensure delivery of strategic and regional requirements is not compromised by unrealistic expectations about the future availability of infrastructure, transportation and resources”.	Noted. New paragraph 2.39 supports Unitary Development Plan policies E2.3 and E2.4, and the Council's Biodiversity Strategy. These policies seek to ensure that impacts of development on biodiversity are minimised, and that it is enhanced whenever possible.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
			and bird habitats.	<p>The development and use of transport infrastructure can result in a range of direct impacts upon birds and bird habitats. The main impacts are habitat loss, disturbance, barriers to movement, fragmentation of habitats and communities and mortality due to bird strikes. Careful design and location can overcome most of these impacts, and the RSPB would welcome early involvement in assisting with any issues that arise.</p> <p>The RSPB promotes a range of practical measures that the local authority can endorse, from road user charging to use of low carbon technology to development of workplace travel plans. The need for people and goods to travel should be reduced and decoupled from economic growth. However, we believe that no transport plan, programme or project should result in a significant direct impact upon birds or bird habitats, there should be a shift towards the use of sustainable modes of transport (walking, cycling, buses and rail) and there should be a move towards the use of lower carbon technology within each transport mode.</p>	
3.3.6	Dr Olutayo Adebawale (Cirkadia)	Object		It is good that the use of public transport is encouraged. However situations such as that on Oxford road where there is a glut of buses on the road, makes it more dangerous for cyclists, and needs to be addressed. Impacts on air quality could also result from the current situation.	The frequency of bus services is not within the control of the City Council and is beyond the scope of the Guide.
3.3.6	Ms Carol Packham (Whalley Rane)	Object		Public transport. Whalley Range has a good bus service at its peripheries, but little crossing from West to East or in its centre. There are particular problems for people who wish to travel further South than	The frequency of bus services is not within the control of the City Council and is beyond the scope of the Guide.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Forum)			Chorlton as this journey cannot be made without changing busses (e.g to Didsbury), or to Rusholme (with the cessation of the 53). It will be important to have a frequent and accessible bus service to link to the proposed Metro link stations to encourage use.	
3.3.6	Mr Phil Lally (GONW)	Object		Whilst this paragraph recognises the role of Metrolink, it appears to underplay the promotion of bus use, which is the largest transport provider. Reference might also be made to accessibility planning and to the newly agreed Greater Manchester congestion target.	Text of new paragraph 2.29 (former 3.3.6) has been amended to read 'all public transport facilities, routes and stops'. Accessibility planning is covered in Chapter 3 of the Guide.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.3.7	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		There is no mention of Travel Plans in the UDP, so how can this be enforced? Notwithstanding, third sentence to be altered to 'A Travel Plan must contain a package of measures'. Fourth sentence to read 'consideration must be given,', to comply with UDP policies (e.g. T3.9)	The Guide will have the status of Supplementary Planning Guidance. Travel Plans would contain information showing how a development complied with the requirements of planning policies at national, regional and city level; all of which are enforceable. The content of Plans is likely to vary depending on the proposal.
3.3.7	Mr Phil Lally (GONW)	Object		Reference should be made to the recently published GMPTE land use planning and public transport guidance.	The GMPTE Land Use Planning and Public Transport guidance has been added to the references list.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
The Street Hierarchy	Mr Richard Venes (Greater	Support with conditions		In the section on major roads, alter third sentence to read 'future developments must be designed primarily to reduce the need to travel. and also mitigate the	It is location rather than design that reduces the need to travel. The paragraph has been amended (now new

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Manchester Cycling Campaign)			negative effects of traffic'.	paragraph 5.6) to read '...to mitigate negative effects and to reduce reliance on private cars.'
The Street Hierarchy	Mr Phil Lally (GONW)	Object	The City Council's Rights of Way Improvement Plan has been added to the list of documents in Appendix A References.	In the Street Hierarchy section reference could be made to the Council's Rights of Way Improvement Plan, due to be published in November. There is an opportunity to state that an integrated network will link street design with access, road safety, encouraging walking, cycling, horse-riding etc.	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4 Quality of the Public Realm	Ms Anna Sugrue (RSPB)	Object		Making greenspaces less improved and more biodiverse would be more beneficial, both to wildlife and the enjoyment of people. Incorporating biodiversity into developments increases the quality of life for residents and also encourages exercise, contributing to keeping Manchester healthy.	The paragraph (now new 2.39) has been amended to state the Council's intention to take full account of the effects of new development on wildlife and habitats.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.1	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Object		Although the heading of this page is "Quality of the Public Realm", it is not quite clear from the text of this paragraph, what exactly is meant by "public", i.e. whether it means the public at large or whether it is restricted to a local community. Our view is that "public" should mean the public at large and that consequently the "local communal spaces" referred to in the paragraph should be for the use of the public at large. Our reasoning for this position is that although	' Public', means open to everybody; the general public at large. Paragraph amended (now new paragraph 2.33) to replace 'communal' with 'open'.

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				<p>local people will obviously have the most need for a local communal space, people passing through the neighbourhood or visiting the neighbourhood will also be able to derive benefit from it. We suggest revision of the paragraph as follows:</p> <p>“... well being. The public should have access to a hierarchy of open space, from large informal, natural areas to smaller areas of local open space. Private amenity space, private gardens, and balconies should also be provided. Together these spaces.....”</p>	
3.4.1	Ms Julie Goreham (Environment Network for Manchester)	Observations	Clarify or remove the phrase "cohesive network"	Either the meaning of the phrase "cohesive network" should be clarified, or the phrase should be removed if it does not have a specific meaning	The Council is presently developing an Open Space Strategy that will clarify what is meant by 'cohesive network'. This concept is also referred to in the Council's Waterways Strategy & Irk Valley Strategy.
3.4.1	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Reduce the density of infill developments and ensure open spaces are provided	The importance of open spaces needs to be emphasized to developers. Infill developments tend to be very high density housing with little regard to their neighbourhood. Developers need to be encouraged to reduce the density of housing and provide gardens and wider streets. Gardens must not be paved over as this reduces the quality of the area, reduces biodiversity and increases the risk of flooding.	The density of new housing development is influenced by national planning guidance. Paragraph 7.4 emphasises the importance of seeking a range of types & sizes of new housing. Paragraph 2.7 of the Guide states that densities 'must be informed by the character of an area.' Paragraph 2.39 emphasises the importance of considering the effects of development on biodiversity. In most cases paving of gardens does not require any form of permission, or consent, from the City Council.
3.4.1	Ms Julie	Support	Open and green spaces	Open spaces are important for health and social	New Section 10 deals with Design for

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	Goreham (Environment Network for Manchester)	with conditions	are vital, additional elements should be added to this section to reflect this.	<p>wellbeing and more open space, especially smaller areas, are needed. Allotments are an important example of open spaces.</p> <p>Brownfield sites should be converted to managed green spaces.</p> <p>There needs to be cycle parking facilities at green spaces.</p> <p>Support the need for new developments to have provision for green space be this garden, balcony or roof top garden, which could be a communal garden (e.g. for terraces). Open space is essential in high density housing developments.</p> <p>Open spaces should support a variety of species.</p>	Health and refers to the importance green spaces. The Guide encourages the provision of infrastructure for cycling in both the Ease of Movement & the Design for Health sections. The Quality of the Public Realm section, paragraphs 2.32 to 2.43, covers this point. New paragraph 2.39 emphasises the importance of considering the effects of development on biodiversity.
3.4.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Alter 'should' to 'must' in second sentence, if UDP and sustainability aims are to be taken seriously.	The Council is working towards this objective. The Guide will contribute to this work.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.2	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Include encouragement to developers to involve local communities in managing open spaces.	This section could include "The Council will encourage developers to work with local communities to manage incidental open space in new developments".	Incidental open spaces are areas with no specific role and that often appear to have no clear ownership. This can lead to them becoming neglected due to no one feeling responsible for their management, and possibly becoming the focus for anti-

Item	ID / Name	ID / Type	Summary	Representation	Outcome
					social behaviour. The Council intends all new open space to have a clear purpose and ownership.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.3	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Provide open spaces for young people to enjoy	<p>The needs of teenagers must be considered, in addition to requiring places they can meet up in safety these spaces should also be enjoyable, e.g. simulating or relaxing such as 'garden' areas in Platt Fields and Hulme Parks.</p> <p>This is a vital part of providing facilities for young people to help prevent boredom and petty crime.</p>	Noted

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.4	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support with conditions		We support these paragraphs regarding tree planting but suggest that reference should be made to Manchester's recently adopted Tree Strategy which further develops these intentions.	Agreed. Paragraph amended (now new paragraph 2.36)
3.4.4	Mr David Hardman (United Utilities)	Object	Deep rooted shrubs and trees should not be planted in the vicinity of underground/overhead utility services	Deep rooted shrubs and trees should not be planted in the vicinity of underground/overhead utility services.	This level of technical detail is beyond the scope of the Guide.
3.4.4	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Support aspiration for increased numbers of native trees	<p>We support the aspiration to increase the City's tree coverage.</p> <p>We question the use of "in the city centre in particular" as this may give the impression that it is not as</p>	Agreed, paragraph amended (now new paragraph 2.36) Paragraph states 'appropriate' species. The Council is actively seeking to designate new Local Nature Reserves (LNRs) on appropriate

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>important to increase trees elsewhere.</p> <p>Third sentence: after "carbon dioxide emissions" add "through carbon capture and in addition trees provide increased water quality and a sustainable fuel source".</p> <p>Fourth sentence: should read "planting which should be of a NATIVE species"</p> <p>Final sentence: This could be misleading and imply that no new local nature reserves would be encouraged.</p>	<p>sites. Any space with a clear function, ownership and management plan (such as a LNR) would not be incidental open space.</p>
3.4.4	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		<p>Third sentence should be altered to read 'native species..' to fit in with Council's biodiversity aims. Remove reference to mass planting as, if this is done well, it can be an important contribution to biodiversity.</p>	<p>Paragraph states 'appropriate' species.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.5	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support with conditions		<p>We support these paragraphs regarding tree planting but suggest that reference should be made to Manchester's recently adopted Tree Strategy which further develops these intentions.</p>	<p>The Council's Tree Strategy is now referred to in new paragraph 2.36 (formerly 3.4.4).</p>
3.4.5	Mr David Hardman (United Utilities)	Object	<p>Deep rooted shrubs and trees should not be planted in the vicinity of underground/overhead utility services</p>	<p>Deep rooted shrubs and trees should not be planted in the vicinity of underground/overhead utility services</p>	<p>This level of technical detail is beyond the scope of the Guide. All schemes involving new street trees would need to be approved by the Council.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.5	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Support increase in numbers of street trees of native species	We support an increase in the numbers of street trees but ask that the importance of these trees being native species be recognised i.e. "increase the provision of street trees of an appropriate NATIVE species".	Paragraph states 'appropriate' species (now paragraph 2.37).
3.4.5	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Specify 'native' species as in 3.4.4. above (this has been done in para 3.4.7, so let's have consistency).	Paragraph states 'appropriate' species. New paragraph 2.39 (formerly 3.4.7) has been amended to read the same.
3.4.5	Ms Carol Packham (Whalley Range Forum)	Support with conditions		We welcome the policy to plan and maintain street trees. We would however urge that due consideration should be given to existing trees when street works are being undertaken, such as to street lighting.	Technical details of maintenance are beyond the scope of the Guide.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.6	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support with conditions		We support these paragraphs regarding tree planting but suggest that reference should be made to Manchester's recently adopted Tree Strategy which further develops these intentions.	The Council's Tree Strategy is now referred to in new paragraph 2.36 (formerly 3.4.4).
3.4.6	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Paragraph is too open to interpretation. Who decided what trees and planting have a 'high amenity value'? - currently not local residents. To comply with UDP policy E2.4, last sentence should read 'developers will be required to propose and provide appropriate	The Council has the duty to determine amenity value, which is defined in national legislation and guidance. Agreed. Paragraph amended to read 'include appropriate replacement' (now paragraph

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Campaign)			replacement'. However, developers seem currently to ignore this with impunity, so is it worth including if the Planning Department cannot enforce it?	2.38).
3.4.6	Ms Carol Packham (Whalley Range Forum)	Support		We welcome the support of public green space within the area.	Noted

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.7	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support with conditions		We support this paragraph but would like to see it clarified that the details of a site's biodiversity should be established before construction starts. We therefore suggest revision to read: "Construction. development and regeneration should have minimal impacts on an area's biodiversity, which should be researched before construction starts. It should enhance it wherever possible..."	Understanding the site's condition prior to development would be a pre-requisite to minimising impacts, and, as such, does not require stating.
3.4.7	Ms Anna Sugrue (RSPB)	Support with conditions	Development of brownfield sites must reflect paragraph13 of PPS9 with regard to retaining any significant biodiversity or geological interest.	We welcome this paragraph, as it encompasses paragraph 12 of PPS9: "Networks of natural habitat provide a valuable resource Local Authorities should aim to maintain networks by avoiding or repairing the fragmentation and isolation of natural habitats through policies into plans. This may be done as part of a wider strategy for the protection and extension of open space and access routes such as canals and rivers, including those within urban areas." Any development of brownfield sites must reflect paragraph13 of PPS9, which states that "iwhere such sites have significant biodiversity or geological interest of recognised local importance. local planning	New paragraph 2.39 (formerly 3.4.7) states that new developments should 'minimal impacts on an area's biodiversity and should enhance it wherever possible'. The Council also has an adopted Biodiversity Strategy (April 2005), and is presently preparing on an Open Space Strategy.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				authorities, together with developers, should aim to retain this interest of incorporate it into any development of the site.”	
3.4.7	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Needs to be a higher priority, increase biodiversity rather than reduce it	Support this paragraph but the importance of minimal impact on an area's biodiversity needs to be emphasized to developers especially with the recent example of Edge Lane allotments being sold off for housing. If developments reduce wildlife habitats they should require a 10% increase in habitats rather than no overall net loss.	The sale of allotments is not within the scope of the Guide. Such issues are part of the larger development picture dealt with by the Unitary Development Plan and emerging Core Strategy. This would be new policy. The Guide, being a Supplementary Planning Document, cannot create new policy.
3.4.7	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Protect biodiversity at planning stage	Biodiversity must be protected at the planning stage	National and regional planning policy and guidance deals with the issue of biodiversity. At city level, biodiversity is addressed by planning policies in the Unitary Development Plan and emerging Core Strategy. The Council also has an adopted Biodiversity Strategy (April 2005), and is presently preparing on an Open Space Strategy.
3.4.7	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Currently not positive enough. Alter to read 'Construction, development and regeneration must have minimal impacts on an area's biodiversity...'	Present wording is considered to be appropriate.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.8	Mrs Janet Cuff	Support with		Reference to the use of Sustainable Drainage Systems could be added here.	Agreed. Text amended to add reference to Sustainable Urban Drainage Systems

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	(Rambler's Association (Manchester & High Peak))	conditions			(now paragraph 2.40).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.4.10	Mr Richard Venes (Greater Manchester Cycling Campaign)	Observations		'Landscaped open spaces must be easy to maintain and care for and developers should have clear management and maintenance policies for these areas.' Great in theory but how will it be enforced? Council is unable to do this with it's own open spaces, hence transfer of responsibilities to 'Friends of' groups.	Noted.
3.4.10	Dr Olutayo Adebowale (Cirkadia)	Observations		It is worth adding that planting should give consideration to the possible impacts of climate change, hence including appropriate species.	Noted, but this paragraph deals with maintenance. The importance of addressing climate change is referred to in the Guide in new Chapter 4 Environmental Standards.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.5 Diversity	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support		Encourage active lifestyles (page 24) We support this paragraph, particularly the intention to give walking and cycling routes priority over cars.	Noted
3.5 Diversity	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support		Improve the quality of the natural environment (page 25) We support this paragraph.	Noted

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Association (Manchester & High Peak)				
3.5 Diversity	Dr Olutayo Adebowale (Cirkadia)	Object		Is it in this section on diversity that some mention should be made to the role of development in ensuring as far as possible that for a sustainable community, there must be an element of community cohesion of the different cultures, faiths ethnicity etc? How community buildings are designed can make a difference.	The Core Strategy will address broad community cohesion issues. The comment that the design of community buildings can contribute is noted.
3.5 Diversity	Ms Carol Packham (Whalley Range Forum)	Support with conditions		We welcome the section on mixed housing, this mirroring the section of the WR Development plan. We will welcome any intervention that will stop the proliferation of 'gated communities' which destroy community live, and that will encourage social housing as well as private housing within our area. In addition a mix of housing types must be maintained e.g. for families, and single people.	Noted. New paragraphs 2.50 Developments should not exclude people, and 9.9 Promote social inclusion, refer to the importance of ensuring an adequate mix of housing.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.5.1	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Ensure balance of social and private housing	Ensure a sensible mix of social and private housing, ideally 50/50 not 75% private and 25% social housing	The Guide deals with design rather than tenure, though new paragraphs 2.50 Developments should not exclude people, and 9.9 Promote social inclusion, refer to the importance of ensuring an adequate mix of housing
3.5.1	Mr Richard Venes (Greater	Support with conditions		Add another sentence: 'They must also include secure storage for bicycles'.	New paragraph 10.2 refers developers to the provision of cycle storage space.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Manchester Cycling Campaign)				
3.5.1	Dr Olutayo Adebawale (Cirkadia)	Object		The description of a successful neighbourhood given in this paragraph is good, i.e. the enabling of residents to continue to live in an area. Does this apply to the development of flats currently occurring in the city centre? Also there are a number of areas in the city where although the choice of housing is adequate, it is arguably aspirations in terms of issues such as cleanliness, vermin and other pests, litter, tranquillity, greenspace, illegal dumping of waste etc, which are likely to make the neighbourhood unsustainable. How does the Guide encourage development to minimise these obstacles and turn them into more sustainable neighbourhoods?	Issues such as cleanliness, vermin, litter, and illegal dumping of waste are beyond the scope of the Guide. They are covered by legislation other than Planning legislation.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.5.3	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support with conditions	Routes should be off-road wherever possible.	We support this paragraph but are keen to see that the “well used, straightforward, accessible, safe and attractive routes” referred to are off-road wherever possible as such routes avoid the problems of danger and pollution from traffic. We would therefore like to see an addition at line 9 to read ... “safe and attractive routes, which should be off-road wherever possible.”	The routes referred to would be mainly roads. New paragraph 2.28 deals with routes for cyclists and pedestrians. ‘safe and attractive’ would include free from undue traffic danger.
3.5.3	Dr Olutayo Adebawale (Cirkadia)	Object	Comments on alley gating	In this section reference is made to the fact that uses that bring activity to a public facility through the day and night helps to reduce crime in local centres. I was wondering how if at all this relates to the current practice of fencing off of back alleys, as in theory this would encourage less activity in the alleys, and hence more crime? The same applies to Design for Access 2:	The Guide does not comment on the principle of alley gating.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				Pg 30, where it states that “the Council’s vision is for Manchester to be recognised as the most accessible City in Europe”. How does alley gating fit with this vision?	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.5.5	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Alter 'adequate facilities for cyclists' to 'good quality facilities for cyclists, including secure storage for both employees and visitors, and external areas that everybody can use.'	Agreed. New paragraph 9.2 Encourage active lifestyles now seeks 'good quality facilities for cyclists' in workplaces and new paragraph 10.2 seeks 'adequate storage space' for bicycles in new housing.
3.5.5	Mr Vin Sumner (Clicks and Links Ltd)	Support with conditions	The last sentence is somewhat hidden away, but it's great to see it in. It might make sense to link it to the Digital Strategy as well as being more specific about the infrastructure requirements.		Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
The Promotion of a Safer Environment - Community Safety and	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Remove section on use of shutters - it is not complied with now and is unenforceable, nor is use of shutters a crime (although it does disfigure an area), so why include it? Sections on crime prevention measures are not enforceable, so why include them? Generally companies will include precautions as a condition of insurance. Alter last bullet point to read 'car and cycle	Noted. The text only says that the use of shutters in the day will be 'discouraged'. Text changed to read 'vehicle parking' (now paragraph 8.6).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Crime Prevention				parking areas should be safely designed' (whatever that means!)	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Design for Health	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Support aspiration for employment near residencies, alter to "access to the site by pedestrians, CYCLISTS and public transport"	<p>The section 'Improve access to work' - need to include cyclists i.e. make it read "should actively encourage access to the site by pedestrians, CYCLISTS and public transport"</p> <p>Feel that it is very important to bring employment near to residential areas as for sustainability there is a need to reduce the need to travel, policy should enable people to live closer to their work.</p>	Agreed. Text amended accordingly (now paragraph 9.5). The relative location of developments is beyond the scope of the Guide. This matter is dealt with by Planning policy and guidance, at national, regional and city level.
Design for Health	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Support good walking and cycling routes into and through developments and facilities for cyclists.	<p>In the section Encourage active lifestyles: change "consider secure cycle storage" to "INCLUDE secure cycle storage".</p> <p>Support giving walking and cycling routes priority over routes for cars. These routes should cater for access through and not just into the area.</p> <p>Developments should include adequate areas for cycle lanes.</p>	Agreed. Text amended to read 'provide secure cycle storage' (now paragraph 9.2). The Guide reinforces the hierarchy of road users detailed in Unitary Development Plan policy T3.9 (new Section 2.23 Ease of Movement).
Design for Health	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		<p>Encourage active lifestyles: Alter first sentence to read: 'Provide secure cycle storage for employees and visitors in all developments, and ensure appropriate facilities (changing, drying room, lockers) are provided in workplaces.' The obsession with shower facilities assumes all cyclists are lycra clad speed merchants. The aim of pro-cycling policies must be to encourage short distance commutina at moderate speeds (as in</p>	Observations noted. Text amended to read 'provide secure cycle storage...', 'good quality facilities...', and 'secure parking...' (now paragraph 9.2).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				Netherlands and Denmark, where people cycle in their normal clothes!)	
Design for Health	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Improving housing quality: Alter to read: 'Design and orient to maximise natural light and the opportunities for solar hot water heating and electricity generation...'	New Section 4 Environmental Standards, addresses energy efficiency and renewable energy issues.
Design for Health	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Improve access to work: alter to read: 'encourage access to the site by pedestrians, cyclists and public transport.'	Agreed. Text amended (now paragraph 9.5).
Design for Health	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Promote safety and a sense of safety. Alter to read 'Use traffic calming to slow the speed of traffic and give priority to pedestrians and cyclists, without fencing them in or using inappropriate obstructions such as full width road humps.'	Traffic calming in new developments would not generally involve the use of road humps.
Design for Health	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Change priority to comply with the road user hierarchy by putting cycle parking first and expanding on requirements e.g. GM Cycle Parking Standards.	The Guide refers to UDP policy T3.9 and the Hierarchy of Road Users in Section 2.23 Ease of Movement and Chapter 6 Parking Guidelines, which states 'secure cycle parking is essential to encourage people to cycle.'
Design for Health	Mr Ali Abbas (Manchester Friends of the Earth)	Object		"Consider secure cycle storage in all developments..." should read "Include secure cycle storage in all developments..."	Agreed. Text amended to read 'provide secure cycle storage' (now paragraph 9.2).
Design	Mr Ali Abbas	Object		This may be covered by the "Design for Access 2"	Paragraphs 2.23 to 2.31 now address

Item	ID / Name	ID / Type	Summary	Representation	Outcome
for Health	(Manchester Friends of the Earth)			guidelines (which I am not familiar with), but we should ensure that suitable routes are provided for pedestrians and cyclists through/across developments as well as into and out of them.	ease of movement. Paragraph 2.28 deals with routes for pedestrians and cyclists.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.6 Legibility	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Object		Some parking guidelines (page 26) We suggest that the point could also be made in the second paragraph that parking to the front of a building can take up space that could otherwise be made into a front garden. Front gardens to properties are important in adding welcome colour and greenery to the street scene.	New Chapters 2 and 10 of the Guide refer to the importance of gardens.
3.6 Legibility	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support		Some parking guidelines (page 27) We agree with the point made in the fifth paragraph of this section that pavement parking should be discouraged. It is an inconvenience and often a hazard for pedestrians.	Noted

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.6.2	Mr Phil Robinson (Chorlton Civic Society)	Object	Paragraph should encourage buildings on street corners to be set back.	This section mentions that corners are often used as meeting points and to display art or signage and may be marked by trees or public art to create attractive open space landmarks. We would like to add that these can all be enabled more easily if the building is set back from the street, which may also increase visibility and consequent safety.	The Guide encourages any design approaches that are high quality and appropriate for the location.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Parking Guide lines	Mr Ali Abbas (Manchester Friends of the Earth)	Object		The first sentence states “New developments are required to provide sufficient car parking spaces for their user’s [sic] needs”. Presumably the number of car parking spaces should be assessed on the basis that a successful travel plan has been implemented to reduce the need to travel and encourage non-car modes (section 3.3.7).	National, regional and city level planning policy and guidance seeks to locate new developments so as to minimise the need for car use.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.7 Adaptability	Prof M Hebbert (University of Manchester)	Object		<p>This section of the Guide is far too weak and understates the issues over the long-term liveability of the city’s new high-density dwelling stock.</p> <p>Central Manchester is already recognised to have a problem of inflexible, undersized flats with poor storage and external amenity space.</p> <p>The problem will be worsened by the many thousands of units already in the pipeline, three quarters of which are 1-2 bedroom.</p> <p>Section 3.7 should send a clear signal to the market by setting robust standards - in line with national best practice- for densities, dwelling mix, internal floorspace, storage, and amenity space.</p>	The Guide, being a Supplementary Planning Document, can only elaborate existing policy; it cannot include new policy. The Core Strategy will consider the issue of housing type and mix. Internal standards are beyond the scope of the Supplementary Planning Document element of the Guide, however, a purely advisory, new Section 10 Internal Design Principles and the Provision of Space Within, has been added to advise developers on internal design issues.
3.7 Adaptability	Dr Olutayo Adebawale (Cirkadia)	Object	Comments on: Internal Space; Design Quality; Environmental Standards; Water Management and	Re Internal Space; the wording needs to be stronger, so that developers have to do more than 'consider the need to provide adequate storage space to encourage the use of bicycles.	Internal standards are beyond the scope of the Supplementary Planning Document element of the Guide, however, a purely advisory, new Section 10 Internal Design Principles and the Provision of Space

Item	ID / Name	ID / Type	Summary	Representation	Outcome
			Weather Resilience	<p>Re Design Quality; what exactly is meant by developers are encouraged to work to more generous design standards for all residential developments encouraged how?</p> <p>Re: Environmental Standards; the goal of on-site renewable energy technologies contributing an average of 20% of energy use for new developments increasing to 35% by 2020 is very encouraging. An area where more could be done is in energy use re lighting, where many of the modern designed light fittings for residential properties do not appear to be energy efficient.</p> <p>Re: Water Management and Weather Resilience: mention here should be made to the impact that converting gardens to hard impermeable surfaces for parking cars has on surface water flows. Arguably the greater the numbers of such conversions the greater the probability of flooding. (This applies to para 4.2.3 also).</p>	<p>Within, has been added to advise developers on internal design issues. The wording of the paragraph (new paragraph 10.2) has been changed to 'provide adequate storage...' New paragraph 4.9 refers to the issue of hardstanding, permeable surfaces and drainage.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.7.3	Ms Julie Goreham (Environment Network for Manchester)	Support	We support the conversion of existing buildings	Sustainable Neighbourhoods Pool supports the conversion of existing buildings, as this is infinitely preferable to demolishing and new build where refurbishment is possible.	Noted
3.7.3	Dr Olutayo Adebawale (Cirkadia)	Object	With regards to conversion of existing buildings, its worth notina the heritaae and	With regards to conversion of existing buildings, its worth noting the heritage and culture and the sense of place linked to some of Manchester's historical buildings. It is arauable that some of these buildinas and there historical	Change of use is beyond the scope of the Guide.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
			culture and the sense of place linked to some of Manchester's historical buildings.	uses assist Manchester in retaining a sense of uniqueness and character, which complements the new buildings, and helps to prevent the cloning of cities. Arguably it is to Manchester's loss that establishments such as the old Corn Exchange and the creative young designers that used to be in the Royal Exchange have disappeared. Such uses and buildings arguably gave Manchester a sense of place and uniqueness. For example one could compare what Leeds has done re the regeneration of its Corn Exchange which is unique to Leeds. (I note some of this is covered in Urban Design in the City Centre, p47).	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.7.4	Ms Julie Goreham (Environment Network for Manchester)	Object	Encourage use of Design for Access 2 standards	Developers should be encouraged to use Design for Access 2 standards in housing developments, rather than Lifetimes Home Standards	Developers are encouraged to meet Design for Access 2 standards (see new Section 3 Accessibility)

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.7.6	Ms Anna Sugrue (RSPB)	Support with conditions	Encourage reference to paragraph 14 of PPS9, which states Development proposals provide many opportunities for building-in beneficial biodiversity or aeological features as	<p>We agree that cleaner, more resource-efficient energy sources should be incorporated into new developments and encouraging developers to incorporate sustainable transport plans into proposals.</p> <p>We strongly support a green good design policy. With high design standards, resource efficiency and sustainability should be key. Examples of other forms of efficient desian include use of water conservation</p>	Observations noted. New Section 4 Environmental Standards refers to these matters.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
			part of good design."	<p>measures, such as fitted water meters and water-efficient toilets, along with similar energy-efficient technologies, such as passive solar design, cavity wall insulation, low-energy glass, and compact fluorescent light bulbs. Renewable energy sources, such as photovoltaic or solar hot water panels can also be installed. Developers should also make better use of permeable paving to allow rainwater to filter into the water table and reedbed creation should be considered to clean run-off water and deliver wildlife benefits.</p> <p>The RSPB would also encourage the inclusion of a reference to paragraph 14 of PPS9, which states "Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate".</p> <p>We are glad to see that Manchester City Council is explicit in terms of resource efficiency in environmental design, with mention of BREEAM's Ecohomes standard.</p>	
3.7.6	Dr Olutayo Adebawale (Cirkadia)	Object		In light of the Stern report on climate change, the wording in this section re developments should consider climate change, and seek to address energy efficiency, needs to be strengthened, i.e. surely we should not be giving any new developments the option not to?	New Section 4 Environmental Standards deals with these matters. New National Planning policy on Climate change is imminent.
3.7.6	Mr Richard Venes (Greater Manchester Cvcclina)	Object		Change heading to : 'The impact of development on the local and global environment must be reduced.' Change second sentence to read '...latest standards of energy and insulation efficiency must be incorporated...', otherwise it reads as if legal Building Regulations	The Guide, being a Supplementary Planning Document, can only elaborate existing policy; it cannot include new policy. Compliance with Building Regulations is not optional.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Campaign)			requirements are optional!	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
3.7.7	Ms Anna Sugrue (RSPB)	Object	The focus should be on maximising recycling, reusing and composting opportunities, so only a minimal amount of residual waste remains for processing.	<p>Regarding climate change and recycling, the RSPB only supports the use of waste-to-energy technologies to deal with the residual waste left following the recycling of all possible waste components. The focus should be on maximising recycling, reusing and composting opportunities, so only a minimal amount of residual waste remains for processing. For dealing with this residual waste, the RSPB believes that waste-to-energy processing provides a better option than landfilling and recognises its potential to reduce fossil fuel consumption.</p> <p>We have no comments to make about which waste-to-energy technologies are most suitable for Manchester, although the transfer of waste outside the city for processing could involve greater emissions than dealing within the city.</p> <p>Regarding the issue of siting waste management and other related facilities on previously developed land or brownfield sites, the RSPB urges that such development reflects paragraph 13 of PPS9. This states that where such sites have significant biodiversity or geological interest of recognised local importance, local planning authorities, together with developers, should aim to retain this interest or incorporate it into any development of the site.</p>	Observations noted. The Greater Manchester Joint Waste Development Plan Document deals with waste issues beyond the scope of the Guide.
3.7.7	Ms Anna Sugrue (RSPB)	Support with conditions	Support renewable energy whilst ensuring that development	The RSPB welcomes the expansion of renewable energy capacity, including wind and solar projects. We support the UK renewable electricity target of 15% by 2015 and the	Observations noted. National and regional planning policy and guidance deals with the issue of biodiversity. At city

Item	ID / Name	ID / Type	Summary	Representation	Outcome
			occurs in the most appropriate places, and that the environment is adequately protected. In some cases, it may be necessary to carry out an Environmental Impact Assessment (EIA).	<p>planning system should facilitate this, while ensuring that development occurs in the most appropriate places, and that the environment is adequately protected. In some cases, it may be necessary to carry out an Environmental Impact Assessment (EIA).</p> <p>We urge that development of bioenergy is sensitive, so that care is taken to avoid adverse impacts on biodiversity through, for example, poor siting of developments and unsustainable management. The introduction of certification for biofuels to ensure minimum environmental standards are met and greenhouse gas savings are delivered is a step forward. Without such safeguards, policies to promote bioenergy could be worse than useless from an environmental perspective: failing to deliver GHG savings while undermining biodiversity. Miscanthus is not a native species to the UK, so the RSPB believes that further research to develop good environmental management guidelines for this and other new crops should be carried out.</p>	level, biodiversity is addressed by planning policies in the Unitary Development Plan. The Council also has an adopted Biodiversity Strategy (April 2005).
3.7.7	Ms Anna Sugrue (RSPB)	Support with conditions	Recommend that no development should be allowed in high flood risk areas.	<p>Flooding carries potentially significant economic and safety implications. Floods threaten lives, destroy cherished possessions and bring significant disruption. In addition to these problems, people living in high flood risk areas may encounter difficulties getting building and contents insurance and may also have difficulties selling their homes.</p> <p>For these reasons, the RSPB recommends that no development should be allowed in high flood risk areas. To help further reduce the risks presented by flooding, it would be commendable to see Manchester City Council look at how the integration of floodplain and other land</p>	Observations noted. National and regional planning policy and guidance deals with the issue of flood risk. At city level, the Unitary Development Plan and new paragraph 4.9 of the Guide Water Management and Weather Resilience refers to the issue. The City Council consults the Environment Agency regarding planning applications in flood risk areas.

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				management measures (including Sustainable Drainage Systems or SUDS) can contribute. Better flood warning systems are also desirable to ensure the most effective protection of people who already live or work in high flood risk areas.	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Design for Access 2	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions		The need for cycle storage facilities for residents and visitors should be recognised in this section.	This section of the Guide is specifically about access relating to disabled people. Cyclists' needs are addressed in the Guide at new paragraphs 6.9, 9.2, and 10.2.
Design for Access 2	Mr Ali Abbas (Manchester Friends of the Earth)	Object		The 6th bullet point should also refer to the safety and accommodation of cyclists as well as pedestrians and disabled people.	This section of the Guide is specifically about access relating to disabled people. Cyclists' needs are addressed in the Guide at new paragraphs 6.9, 9.2, and 10.2.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Internal Design Principles & the Provision of Space within Housing	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support		External space section - wholeheartedly support, but Council doesn't seem to be complying with this at the moment (tiny gardens in new housing developments!)	Noted
Internal Design Principles and the Provision of	Mr Ali Abbas (Manchester Friends of the Earth)	Object		The second bullet point, "Consider the need to provide adequate storage space to encourage the use of bicycles", should read "Provide adequate storage space to encourage the use of bicycles"	Agreed. Text amended accordingly (now paragraph 10.2).

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Space within Housing					
Internal Design Principles and the Provision of Space within Housing	Mr Ali Abbas (Manchester Friends of the Earth)	Object		The clause "achieving a design and post-construction rating of "very good" or "excellent"" should read "achieving a design and post-construction rating of "excellent"".	The Section has been amended to refer to the new Code for Sustainable Homes, launched by the Department for Communities and Local Government (CLG) on 13th December 2006, and the word 'excellent' omitted.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Environmental Standards	Mr David Hardman (United Utilities)	Support	United Utilities supports the statement on energy efficiency	United Utilities, as the Electricity Distribution Network Operator distributing electricity to your area support the statement on energy efficiency	Noted
Environmental Standards	Mr David Hardman (United Utilities)	Object	Connection of small scale electricity renewable energy requires United Utilities permission.	Installers and owners should note that it is a legal requirement to inform United Utilities (the electricity network owner) of the connection of all small scale renewables. In some cases prior permission will be required	A footnote to this effect has been added.
Environmental Standards	Mr David Hardman (United Utilities)	Object	It is important in the design of buildings to incorporate potable water saving devices	Whilst there is no shortage of potable water supply in the north west at the moment, predictions on global warming and increased use of water by our customers means that we cannot be complacent. Whilst water meters encourage responsible use of potable water, we would also advise attention to building design to conserve potable water. This could include water saving devices such as low volume taps (except at the kitchen sink). low volume	The Section has been amended to refer to the new Code for Sustainable Homes, launched by the Department for Communities and Local Government (CLG) on 13th December 2006. The part of the Guide that refers to rainwater harvesting and grey water recycling is only advisory and does not have

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>showerheads, dual flush toilets, save-a-flush devices, water efficient washing machines and dishwashers.</p> <p>In this way, the Manchester 2 development is an opportunity for the local authority to demonstrate its responsible green vision for the future.</p> <p>United Utilities recognises that there is a lot of interest in grey water recycling and/or rainwater harvesting. A lot of research studies have been undertaken, which have demonstrated that they are currently expensive to install and to maintain, and have public health concerns. Therefore, before seeking to require developers to implement these systems, you should be aware that acceptable and sustainable use of such systems have not been proved and so United Utilities cannot endorse their use.</p>	Supplementary Planning Document status.
Environmental Standards	Mr David Hardman (United Utilities)	Object	Developers should note that United Utilities would not adopt SUDS structures and only adopt surface water sewers draining to a balancing pond provided the local authority takes responsibility to maintain the pond and legal agreements are in place.	<p>Currently, United Utilities policy is not to adopt SUDS (Sustainable Urban Drainage System) structures. This stance has been taken as SUDS structures, typically ponds, do not align with United Utilities asset base and would represent a substantial maintenance liability.</p> <p>United Utilities will only consider the adoption of surface water sewers draining to a balancing pond (as opposed to any other SUDS structure), providing the following conditions are met: -</p> <ul style="list-style-type: none"> * The Local Authority takes responsibility for the maintenance of the pond * The freehold of the land on which the pond lies is transferred to the Local Authority * United Utilities is provided with a deed of "Grant of 	A footnote to the effect that SUDS features such as surface water sewers and ponds will need to be formally agreed with the utility company and the Council's Drainage section has been added to the Section.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>Rights" to discharge into the pond in perpetuity. Such a deed would necessarily contain provisions against development within the balancing pond, and against altering its topography, or making connections to it.</p> <p>* That measures have been taken to prevent flooding of properties</p> <p>* That a legal agreement is in place between all parties.</p> <p>A section 104 (Water Industry Act 1991) agreement for the surface water sewers draining to the balancing pond, will not be entered into until every condition described above has been met.</p> <p>Prior to the approval of any planning application incorporating SUDS features, a meeting must be arranged to formally discuss the proposal. Any such meeting should include a representative from United Utilities, the Local Authority Drainage Department and the applicant</p>	
Environmental Standards	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Increase the target for meeting energy needs with on-site renewables to 50%	<p>The Environment Network and Sustainable Neighbourhoods Pool support targets for renewable energy generation but this should be increased to 50% of energy needs met by on-site renewables as this document will last for more than 2 years. This is an achievable target if energy efficiency is made a priority. Latest research shows we need to cut carbon emissions by 50% by 2050 in order to prevent catastrophic climate change.</p> <p>It is therefore essential that the target is higher in the Core Strategy, which will be in place for 20 years.</p>	The Supplementary Planning Document will be reviewed in accordance with the emerging Core Strategy, in the light of further national guidance.
Enviro	Ms Julie	Supp	BREEAM rating of	Environmental Design:	The Section has been amended to refer

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Environmental Standards	Goreham (Environment Network for Manchester)	Support with conditions	excellent or better	All developments should have BREEAM rating of excellent or better. 'Very good' isn't enough as this standard is not progressive enough.	to the new Code for Sustainable Homes, launched by the Department for Communities and Local Government (CLG) on 13th December 2006, and the word 'excellent' omitted.
Environmental Standards	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Seek to use reclaimed materials in building	Environmental design/construction management: New construction should seek to use reclaimed materials in building	Policy E1.6 of the Unitary Development Plan and new paragraph 4.13 of the Guide address this point.
Environmental Standards	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Encourage neighbourhood power generation	Renewable energy: Encourage housing developments to have neighbourhood energy generation e.g. combined heat and power generation	New paragraph 4.5 of the Guide encourages developers to integrate micro-generation and community heating schemes into schemes.
Environmental Standards	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Design space for future recycling needs	Waste management: Ensure there is space for current and future recycling needs as we hope to see more waste recycled and collected in future, e.g. plastic bottles and tetrapaks.	New paragraph 2.57 states that waste storage and recycling areas should be 'of a sufficient size'. To be sufficient they would need to be able to meet foreseeable future requirements
Environmental Standards	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		<ul style="list-style-type: none"> - Replace 'Greenest City' with something more appropriate (see comments on 1.0.4 above). - Environmental standards section - there is no mention of sustainable environment reports in the UDP, so how is this going to be enforced? - Overall laudable aims, but most seem unenforceable under current legislation! - Biodiversity. Alter third sentence to read: 'Mature hedges and trees must be retained on site...'. Do development control officers have the resources to monitor replanting schemes? If not, why include this? Last sentence to read 	Observations noted. 'Greenest City' is the name of a particular project. The proposed change would be overly prescriptive; retention may not be possible in all cases. In each case a balance has to be sought between achieving different objectives, some of which will conflict with each other.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				"Tropical hardwoods should be avoided and illegally logged hardwoods must not be used.' However, how is the Council going to monitor this? Greenpeace do it to central government! This whole section seems unenforceable!	
Environmental Standards	Mr Ali Abbas (Manchester Friends of the Earth)	Object		Where does the energy demand aim of a 25% reduction come from? Should we be aiming higher than that, e.g. 50%?	Text has been amended to read;' Developers should aim to reduce CO2 emissions by at least 25% more than the requirements of the Building Regulations: Approved Document L (2006)' (now paragraph 4.5). The Supplementary Planning Document will be reviewed in accordance with the emerging Core Strategy, in the light of further national guidance.
Environmental Standards	Mr Ali Abbas (Manchester Friends of the Earth)	Object		"This may involve developers planting elsewhere in the City to ensure no overall net loss in tree resource." – this should read "...to ensure at least a 10% net increase in tree resource" to fit in with the target referred to later in this section.	Text amended (new paragraph 4.15) to read; 'Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments'.
Environmental Standards	Mr Ali Abbas (Manchester Friends of the Earth)	Object		"Tropical hardwoods should be avoided" - they should not be allowed under any circumstances.	The City Council could not enforce this, for example, the repair of some historic buildings may require such materials.
Environmental Standards	Ms Carol Packham (Whalley Rande)	Object		Sustainability In line with Manchester is My Planet we would encourage you to take steps over and beyond those required by current government policy with regard to housina desian. insulation and sustainability.	The Guide cannot make new policy; it can only elaborate existing Unitary Development Plan policy. National policy is. however. evolving: for example. the

Item	ID / Name	ID / Type	Summary	Representation	Outcome
rds	Forum)			We would also suggest that types of water conservation and drainage are utilized e.g. to allow rain water flow to drain directly into the ground where there are trees, rather than in to inefficient and failing drains.	Department for Communities and Local Government (CLG) new Code for Sustainable Homes was launched on 13th December 2006. The Guide refers to Sustainable Urban Drainage; on-site capture and soakway of rainwater; rainwater harvesting; and grey water recycling in new Section 4 Environmental Standards.
Environmental Standards	Arup North West	Object		We would firstly note that there appears to be no mention in the Environmental Standards section of application to existing buildings and modifications / extensions / change of use of those buildings upon refurbishment when subject to development control. In order to achieve in greater environmental benefits from the SPD, it would be beneficial to clarify that guidance applies to all development proposals rather than solely to new build development.	The Guide applies to all development, including conversions and extensions. This is stated in both new paragraphs 1.3 and 13.8.
Environmental Standards	Arup North West	Support with conditions		The requirement for a sustainable environment report (SER) is an excellent feature of the SPD to demonstrate how developments can meet policy requirements. However we recommend that the Council provide further clarification on the use of such a document. For example, where it is required that all new developments include a waste management strategy in the sustainable environment report, this could be revised to clarify whether or not this applies to developments beneath the threshold for the production of the SER and other developments subject to development control. Similar clarifications should be made in relation to information on biodiversity.	The Environmental Standards Statement will be an addition to the Design and Access Statement referred to in Government Circular 1/2006 and described in greater detail in section 13.7 of the Guide. This Environmental Standards Statement will detail how a proposal will achieve the environmental standards set out in the Guide. It will be required for all planning applications, both outline and full, with the exception of changes of use where no operational work is required, house extensions and mining or engineering work.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Environmental Standards	Arup North West	Support with conditions		<p>The part of the SPD which encourages developers to use BREEAM / Ecohomes standards achieving very good or excellent ratings is a commendable position. However, by encouraging this standard, it is not fully clear whether the Council will practically require all developers to achieve this type of standard. Further details of how this will be enforced would be helpful.</p> <p>We understand that the reference to 'encouraging the use of modelling tools' is in part to avoid the compulsion to pay for BREEAM. However we welcome further information on whether the Council are interested in developments using , for example, Ecological Footprinting models instead of BREEAM.</p>	<p>New paragraph 4.7 has been amended in light of the Department for Communities and Local Government (CLG) new Code for Sustainable Homes that was launched on 13th December 2006, to read; "Developers must demonstrate energy efficiency in line with UDP Part 1 Policy E1.5. For residential developments this should be through the use of the Department for Communities and Local Government's "Code for Sustainable Homes....This code builds on and replaces the Ecohomes system....Whilst the City Council considers that new homes should achieve at least a 3 star sustainability rating under the Code for Sustainable Homes, developers should be aware that the Government target is for new homes to have a six star rating under the Code by 2016. The City Council would expect developers to be working towards meeting the six star rating. However, using alternative modelling tools that enable the developer to exceed the requirements of the Code is also encouraged."</p>
Environmental Standards	Arup North West	Object		<p>Regarding the requirement that development proposals aim to reduce reliance on energy by at least 25% compared to 2002 Building Regulations we would note certain concerns. The 2006 Regulations aimed to reduce carbon dioxide emissions (and hence improve energy efficiency) of new developments by some 22-</p>	<p>Text has been amended to read (now paragraph 4.5); 'Developers should aim to reduce CO2 emissions by at least 25% more than the requirements of the Building Regulations: Approved Document L (2006)'. The Supplementary</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>28% above the 2002 standards. Thus on paper a 25% reduction from 2002 would only take the SPD to the standard of the 2006 Regulations. If the City's intention to drive standards further than the 2006 building regulations then this clause may not achieve it's aim, and will need to be strengthened.</p> <p>While we appreciate that the Council has concerns about the deliverability of the 2006 regulations, and indeed their introduction in April 2006 was beset with problems, we believe that these are being overcome and we support an energy efficiency target set in relation to current Building Regulations.</p>	<p>Planning Document will be reviewed in accordance with the emerging Core Strategy, in the light of further national guidance.</p>
Environmental Standards	Arup North West	Object		<p>We recognise that the 20% renewables target is a tough one. We are not sure that the development community in Manchester has fully understood the implications of such a target and believe that the education of the sector is needed of the new requirements. The SPD therefore would benefit from providing additional guidance on how this target can be delivered.</p> <p>In building this guidance we would highlight that increasing the use of on-site renewable energy will not necessarily remove the need for accessing equivalent capacity from traditional supply networks. This is because renewable energy supply systems often do not provide a fully reliable source of energy. Whilst the requirement will have the knock-on effect of reducing a development's electricity demand, it should not be expected that the current pressure on Greater Manchester's electricity distribution system will be significantly lessened by the adoption of the on-site</p>	<p>Observations noted.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				renewables percentage.	
Environmental Standards	Arup North West	Object		<p>While national and regional policy do support the proposed approach to integration of renewable energy into development, and it is not the role of local planning authorities to repeat policies, the renewables target provided in the SPD would appear to be setting out a new policy direction for development, not directly supported by the UDP, which could be seen as being beyond its remit as a guidance document.</p> <p>The companion guide to Planning Policy Statement 22 Planning for Renewable Energy identifies that the Core Strategy should provide general policy for integration of renewable energy technologies in new development and that SPDs should 'explore how different technologies could be integrated into the design of development or enabled for future fitting'. While we appreciate that the SPD is seeking to, in effect, fill a gap between the adoption of the SPD and the Core Strategy, there is a risk that, without providing full transparency on the nature of the SPD's guidance, the overall intention of the Council to promote sustainable development could be undermined.</p> <p>We would recommend therefore that policy links to the UDP policies are made more apparent and that where recommendations of the SPD will ultimately be reinforced by emerging Core Strategy policies, that this be made explicit to inform the development community that new guidance will eventually become enforceable policy. This will not only support the Council's position in terms of promoting Manchester as Britain's greenest city, but will improve the level of certainty for developers and</p>	<p>Links to Unitary Development Plan policies have been made more explicit. UDP Part 1 Policy E1.5 encourages high standards of energy efficiency in new development and the Core Strategy will include further policy related to this issue. The Guide is aspirational in terms of energy efficiency, stating that the Council wants 'to work with developers to deliver achievable, financially viable approaches to all aspects of sustainability'.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>consequently the supply sector, who are likely to experience significant increases in demand for renewable energy technologies on adoption.</p> <p>Whilst we note the work of Envirolink North West in supporting the supply sector, we believe that the regional renewables sector will be significantly and generally positively impacted by this part of the SPD. In light of the problems with the Clear Skies programme, it is important that a clear and enforceable policy direction is set and maintained, to allow the sector to develop in a consistent regulatory climate.</p>	
Environmental Standards	Arup North West	Support with conditions		<p>We strongly welcome the commitment to SuDS in this document. We are however concerned that the wording of this section is similar to many other policy statements on SuDS over the past years, whose good intentions have often foundered on implementation issues, particularly in relation to adoption of SuDS by utility companies. We believe that this section would much benefit from additional wording which makes clear the strong and positive intention and requirement of the planning authority with respect to SuDS, particularly when associated with adopted systems. A joint statement of policy with United Utilities in this regard would be of substantial benefit and would be appropriate in terms of spatial planning which seeks to be 'visionary', 'wide ranging', 'participative', 'integrating', 'responsive', and 'deliverable' (ODPM 2004).</p>	<p>Comments noted. The wording of this section (new Section 4 Environmental Standards) has been revised.</p>

Chapter 4 - The City's Character Areas

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4 The City's Character Areas	Dr Olutayo Adebowale (Cirkadia)	Object	In ensuring that the unique character of each area is recognised, there is a possible conflict between the needs of local people and the uniqueness of an area to the city.	In ensuring that the unique character of each area is recognised, there is a possible conflict between the needs of local people and the uniqueness of an area to the city. For example Rusholme is now famous for the number of restaurants in a short length, what are the benefits to the residents, does it make it harder for this area to provide those public facilities listed in 3.5.3 within easy walking distance? Or Longsight, how many of a particular type of shop or take away is needed in an area, and again does this make it harder to provide the other public facilities required, or impact on the dynamics of a local community?	The guidance on character areas does not conflict with the intention to provide local services. The Guide appreciates that such areas need to be sustainable and refers to this in the SPD section of the Guide: paragraph 2.7 states that development should sustain local neighbourhoods, therefore local service uses would be permitted.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.0.1	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Inspire understanding	Aim to inspire owners and developers to understand, appreciate and maintain the character and culture of different character areas	Support welcomed.
4.0.1	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	New buildings sympathetic to character	New buildings need to fit in with the character of existing buildings	Support welcomed. That is what this section is aiming towards.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Conservation Areas	Ms Julie Goreham (Environ)	Support with conditions	Importance of the built heritage as community hubs	Include a statement acknowledging the importance of built heritage as community hubs e.g. the Victoria Baths	Agree. A reference to this will be put into the Conservation Areas section in Chapter 12. The beginning of the first

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	ment Network for Manchester)				paragraph will be amended to read: "The City's heritage is a significant asset with individual listed buildings often playing a role as community hubs and enhancing the sense of place of the local area. Throughout the City..." .
Conservation Areas	Mrs Carol Packham (Whalley Range Forum)	Support with conditions		We welcome the development of conservation areas, however the regulations in our area do not allow for enforcement only to make recommendations. This gives little protection to either building or trees. We would urge you to make regulations regarding conservation, and development in these areas compulsory.	Consideration of conservation area policies will be carried out as part of the Core Strategy.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.1 Victorian Terraces	Ms Julie Goreham (Environment Network for Manchester)	Observations	Edwardian terraces	Does this mean all terraced housing or those built before a specific date? Need to include guidance for terraced housing built after this date e.g. Edwardian terraces that are not villas	Agree that the headings in this section are misleading. They will be renamed to refer to the historical period that the buildings they are referring were built, so "Victorian Era", "Edwardian Era" and "Interwar Era".

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.1.2	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Retain older trees	Trees lining streets in Victorian areas should also be retained	This is the intention. The Council encourages the retention of broadleaved trees in all areas of the City. This is set out in UDP policy E2.6 and a reference to this policy has been put into paragraph 2.36.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.2 Edwardian Suburbs	Ms Julie Goreham (Environment Network for Manchester)	Other	Limit the number of family homes let to students in Fallowfield and Whalley Range	Add guidance on the proportion of family homes let to students in areas of Fallowfield and Whalley Range to retain the longer standing community in these areas	Studies are currently underway to look at the housing needs in different areas of the City. These will inform the preparation of Core Strategy policies on the location of student housing if this is found to be an issue.
4.2 Edwardian Suburbs	Ms Julie Goreham (Environment Network for Manchester)	Other	Encourage conservation of Edwardian villas	Add intention to discourage demolition of villas and large family houses into flats and reverse the trend of division into flats, encourage conservation in their current state.	Chapter 7 of the Guide deals with housing density and paragraph 7.4 states "Parts of the City have seen the loss of family housing in favour of flats to such an extent that the character and sustainability of these areas is jeopardised. We believe that the balance of development in such areas should now revert to the provision of a range of family housing more traditionally characteristic of these parts of the City, which can offer choice to local people and assist the sustainability of these neighbourhoods". While this doesn't refer to Edwardian villas specifically the "revert to provision of a range of family housing more traditionally characteristic to these parts of the city" would apply to these areas.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.2.1	Ms Julie Goreham (Environment Network for	Support with conditions	Importance of Edwardian suburbs as wildlife habitats	The council should aim to halt all poor conversions or replacements and halt any destruction of accompanying wildlife	Paragraph 11.10 aims for good quality development. 11.11 states that the Council wishes to reverse the loss of front gardens to parking space.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Manchester)				

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.2.3	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support		We support this paragraph (see our comments re parking guidelines, page 26).	Support welcomed.
4.2.3	Ms Julie Goreham (Environment Network for Manchester)	Support	Also important for reducing drainage of rainwater	Support this for their amenity value, also paving or tarmacing reduces drainage of rainwater so streets are more likely to flood.	Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.6 District and Local Centres	Ms Julie Goreham (Environment Network for Manchester)	Other	Prevent district or local centres 'overheating' and encourage development in run-down areas	Add a clause to allow development in 'overheating' district or local centres to be capped to prevent spread into or impact on surrounding residential areas and to deflect developers to run-down areas.	Centres are the focus for new retail, leisure and service uses, so the Council would not wish to cap development in these. However, district centre boundaries are defined in the Unitary Development Plan to protect surrounding residential areas. The Core Strategy will pick up on any rundown centres which could be prioritised for new development and look at the needs of individual centres in order to create sustainable communities.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.6.3	Ms Carol Packham (Whalley Range Forum)	Support		The Development and support of District Centres. This is welcome and should ensure that all areas have a share in facilities and resources. We would welcome the support of such centres in Whalley Range. We would also welcome the provision and support for community and youth facilities and resources.	Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.6.5	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Need parking for those with mobility issues	Need to ensure that parking is provided for designated people e.g. those who would not be able to walk/cycle/use public transport	Paragraph 11.28 (formerly 4.6.5) deals with general parking as opposed to accessible parking. Chapter 3 of the Guide, which deals with Accessibility, states that "local centres must be fully accessible to ensure inclusiveness" and that "whatever form car parking takes, adequate provision is required for disabled people with clear, safe accessible footways leading to the main door".
4.6.5	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Add additional sentence at start of section, to read: 'The provision of good quality cycle parking to GM standards will be an automatic requirement'.	The Greater Manchester parking standards have not been adopted by the Council, so this will not be an automatic requirement. However the Council will encourage the provision of cycle parking. Paragraph 6.9 of the Guide states that "sufficient, well located and secure cycle parking is essential to encourage people to cycle".

Item	ID / Name	ID / Type	Summary	Representation	Outcome
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Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.7.2	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Add to first sentence: '...other services, to support the Council's sustainable development strategy, in particular in reducing the need to travel.'	Agree. The first sentence of 11.32 will be amended so that it reads "Wherever possible, workplaces should be located near to residential areas and other services, to support the Council's sustainable development strategy, in particular reducing the need to travel."

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.7.3	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Remove this paragraph - it does not fit with the City's sustainability agenda to give environmental and social issues equal prominence with economic development, including reducing the need to travel and action to combat climate change.	The Guide does not prioritise economic issues above social and environmental issues. This paragraph states that such developments should be well served by public transport at the outset.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.8 The Airport	Mr Phil Robinson (Chorlton Civic Society)	Object	Paragraph is meaningless.	This paragraph seems to us to be entirely pointless and should be omitted or re-authored so that it has some meaning.	Agree. This paragraph will be deleted.
4.8 The Airport	Mr Steve Johnson (Stockport Metropolitan Borough Council)	Object		This paragraph does not relate to rest of the section in any meaningful way. Whilst it is true that any future development of the airport is likely to result in pressure to develop land for related uses, this paragraph does not define any particular characteristics in relation to the airport (either current or expected character), it does not indicate which land in or around the Airport is being referred to and	Agree. This paragraph will be deleted.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>it does not say in what way the development pressures need to be recognised.</p> <p>As no character area appears to be defined, either this paragraph should be removed or a far more comprehensive description of the character area should be included, as has been achieved for the other areas in this section, along with an indication as to how the development pressures are intended to be dealt with.</p>	
4.8 The Airport	Dr Olutayo Adebowale (Cirkadia)	Object		The role of the airport needs to be put in the same context as that of other developments discussed in the document, i.e. the same rigorous demands re the environment etc applies. As it currently stands it reads as if it is excluded from these requirements.	Agree. This paragraph has been deleted.
4.8 The Airport	Mr Ali Abbas (Manchester Friends of the Earth)	Object		I do not think this section adds any value as it does not provide any guidance on the sort of development we want to see - it only states that development pressures need to be recognised, which is surely a matter for the Core Strategy. This section should therefore be removed.	Agree. This paragraph has been deleted. Policies relating to the development of the airport will be in the Core Strategy.
4.8 The Airport	Mr Phil Lally (GONW)	Object		It is not clear what this paragraph regarding the Airport means in policy terms and how it relates to UDP policies. It would not seem to supplement UDP policies.	Agree. This paragraph has been deleted.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.8.1	Mrs Janet Cuff (Rambler's Association (Manchester	Object	The word "recognised" does not adequately express the examination that should be made.	We feel that the word "recognised" at the end of this paragraph does not adequately express the examination that should be made of the consequences of the future development outlined in the Manchester Airport's Draft Master Plan. We would like to see the wording changed to	This paragraph has been deleted. Policies relating to the development of the airport will be in the Core Strategy.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	& High Peak)			read:"resultant development pressures will need to be assessed against the Government's sustainability objectives, e.g. PPS1 "Delivering Sustainable Development".	
4.8.1	Ms Anna Sugrue (RSPB)	Object	The RSPB unhappy with the proposed expansion of Manchester Airport due to the contribution it will make to climate change and the impacts this will have on biodiversity.	<p>The RSPB unhappy with the proposed expansion of Manchester Airport due to the contribution it will make to climate change and the impacts this will have on biodiversity. The Master Plan states that the airport could expand to accommodate another c540,000 passengers per annum. The draft Master Plan appears premised on this level of growth, and makes provision to support and facilitate it.</p> <p>Allowing this Master Plan to go ahead would, together with other similar schemes lead to an unacceptable growth in air transport. The current predict and provide model set out by the Government in the aviation white paper is unsustainable and will undermine any attempts to control emissions in a strategic way.</p> <p>The RSPB will continue to object to all major airport expansion plans until the government shows that it is committed to addressing climate change not only by adopting a strategic and selective approach to airport expansion but also by taking steps to control demand and help bring aviation emissions within the EU carbon trading scheme. Although we welcome moves to bring aviation into the EU carbon trading scheme, this scheme is likely to take several years to be put into place by which time expansion plans and new developments may already be in place. Therefore, the government must actively manage demand for flights by removing the subsidies that the industry</p>	This paragraph has been deleted. Policies relating to the development of the airport will be in the Core Strategy.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				currently enjoys including tax-free fuel, and VAT exemption. In addition, increasing air passenger duty is an interim measure for managing demand that could be implemented immediately.	
4.8.1	Ms Julie Goreham (Environment Network for Manchester)	Object		The significance of the airport and the issues surrounding it in terms of roads, traffic, pollution etc are not adequately addressed in this Guide.	This paragraph has been deleted. Policies relating to the development of the airport will be in the Core Strategy.
4.8.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Remove this paragraph - see comments on 4.7.3 above.	This paragraph has been deleted. Policies relating to the development of the airport will be in the Core Strategy.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.9 The Rural Fringes	Dr Olutayo Adebawale (Cirkadia)	Object	There is a real opportunity to create better sustainable linkages between these rural fringes and the urban landscape.	<p>Here there is a real opportunity to create better sustainable linkages between these rural fringes and the urban landscape. For example using large infrastructure projects to develop additional sustainable benefits, e.g. using flood alleviation projects to develop walk routes or cycle routes along or near the river linear route making rural and urban more accessible and transport more pleasant and sustainable.</p> <p>Greater emphasis could also be made to the importance of these rural fringes to the city and vice versa. Hence Manchester without its rural fringes would not be the great city it is, with its variety and green lungs.</p>	<p>Proposals for such routes will be determined using the principles in the Guide, however the Guide itself will not be used to initiate routes.</p> <p>The Guide already states the rural fringe areas play an important role in providing amenity and leisure space, biodiversity and housing choice; in distinguishing Manchester from its neighbours and in sustainability.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.10 Open Spaces, Rivers and Canals	Mrs Alison Truman (British Waterways)	Support with conditions	British Waterways support paragraph 4.10 provided that it is expanded to include the above information.	British Waterways supports the recognition that inland waterways make a significant contribution to the character of the area and increase the development potential of adjacent sites. Developers of such sites should be advised that the waterspace should be treated as useable open space in its own right, in addition to forming an attractive backdrop to development. The view of the proposed development from the water and towpath should be an important consideration as well as maximising views of the water from the development. Wherever possible the waterway and towpath should be incorporated into the public realm of a proposed development in terms of design and management, including the necessary resurfacing, lighting and access improvements to the towpath. Every opportunity to create activity on or adjacent to the waterway should be fully explored.	Agree. New wording will be added at the end of paragraph 11.38 (formerly 4.10.1) to state "Waterspace can be treated as open space in its own right, as well as forming an attractive backdrop to the development. The view of the proposed development from the water and towpath should be an important consideration as well as maximising views of the water from the development."

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.10.1	Ms Julie Goreham (Environment Network for Manchester)	Observations		Perhaps more "interpretation" of rivers and canals could add value and understanding of local geography e.g. Irk Valley & Irwell Park especially at the confluence of Irk and Irwell	The Council agrees that interpretation is a good idea. The Waterways Strategy and the Irk Valley Strategy refer to the need for interpretation.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
4.10.2	Mr Phil Robinson (Chorlton Civic Society)	Object	Would like paragraph to mention of biodiversity and natural habitats.	This paragraph talks about 'open space', and we would like to tighten this up by including a mention of biodiversity and natural habitats. For example, sentence 2: "Significant developments close to such amenities will be expected to contribute to their biodiversity and every opportunity will be	Reference to biodiversity has been added in the last sentence of paragraph 11.39. Reference to green space has been added in a new paragraph, 11.40; it reads "The opportunity to contribute to

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				taken to increase access to the city's waterways and natural habitats." Sentence 3: "The opportunity to contribute to the amount and variety of green space ..."	the amount and variety of open space including green space in the City will be pursued...."It is not appropriate to encourage access to all natural habitats as some may be damaged by increased access.
4.10.2	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Amenity of open spaces must not be diminished by new developments - high priority	It needs to be made a higher priority to developers that amenity of open spaces is not diminished by new developments considering that allotment land has recently been sold for housing.	The purpose of this section is to try and avoid amenity being diminished. It states "ensure that new developments...enhance the appearance of, and access to, adjacent areas of open space and do not diminish amenity".

Chapter 5 - The City Centre

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5 The City Centre	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak)	Support with conditions		Urban Design in the City Centre (Views: page 48) We support the intentions in this paragraph to protect views in the City Centre. However, we note that Minshull Street Law Courts are mentioned and we would point out that the view of this notable landmark building from Station Approach (Piccadilly Rail Station) has already been substantially blocked by a huge development on London road/Auburn St. We trust that the SPD will ensure that views such as this are protected in the future.	Support welcomed
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents	Support with conditions	The City Centre is the hub and driving force, life blood and focus of the whole city and hinterland. and we	The City Centre is the hub and driving force, life blood and focus of the whole city and hinterland, and we agree that it therefore needs specific policies and guidelines.	Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Association)		agree that it therefore needs specific policies and guidelines.		
5 The City Centre	Mr Simon Mulliner	Object	I am particularly concerned that planning applications for tall buildings should not be considered in isolation.	<p>I am writing to you as a lessee and resident in Piccadilly Village would like to express my full support for the comments sent in by Janet Vosper regarding the "Guide to Development in Manchester 2 - Draft Supplementary Planning Document" which you will recently received.</p> <p>I am particularly concerned that planning applications for tall buildings should not be considered in isolation, but having regard to the impact on the overall area, and that the Council should have an overall tall building strategy which in my understanding has been missing in the past.</p>	Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
5 The City Centre	Mr Michael Hebbert (Piccadilly Village Residents' Association)	Object	Reiterates the comments made by Janet Vosper on behalf of the Piccadilly Village Residents Association on pages 15, 83-99.	As a resident of Piccadilly Village I am writing to formally object to the draft 'Guide to Development of Manchester' on the grounds set out in the attached submission from the Piccadilly Village Residents' Association which you received last week.	Please see responses to comments by Janet Vosper on behalf of the Piccadilly Village Residents Association.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object	Refer to the target City Centre population.	The identified target residential population for the City Centre in ten years' time should be referenced, underpinning analyses of all supporting infrastructure requirements for a flourishing residential city centre, including amounts of employment space in office, retail, hotel, leisure, entertainment, education, healthcare, industry, and so on), together with undergraduate and graduate populations.	This chapter sets out design guidance for the City Centre. Target population figures for different areas in Manchester will come from the Core Strategy.
5 The City	Ms Janet Vosper	Object	The submission identifies Piccadilly	In accordance with Section 5.0.2, there should be clear identification of discernibly different local neighbourhoods	The City Centre chapter does not have SPD status. It gives an indication of the

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Centre	(Piccadilly Village Residents Association)		<p>Village, Lower Store Street, Piccadilly Basin, and Piccadilly Station as character areas close to or encompassing Piccadilly Village. Development guidelines for each area are suggested and the Piccadilly Station area is identified as appropriate for tall buildings with any over 20 storeys being kept to the south east of Travis Street and Adair Street.</p>	<p>within the City Centre, showing the basic characteristics of each in terms of existing built environment, height and density of buildings, relative proportion of types of land and building uses. These neighbourhoods are fine grain and should recognise that what is appropriate at one end of, for example, Store Street, is probably not appropriate at the other end.</p> <p>Planning guidelines should be produced for each such neighbourhood, after public consultation in each neighbourhood, showing its current and future character, including green spaces, "pocket parks", recreational areas, environmental mix: for example, residential, commercial, retail, bar, cafe etc. These neighbourhoods are smaller than the areas we have so far seen identified in the City Centre.</p> <p>Examples of local neighbourhoods:</p> <p>Consistent with Section 2.0.6, on responsiveness to "the character, needs and opportunities of different parts of the City", we have identified the following "Character Areas" close to or encompassing Piccadilly Village:</p> <p>a) Piccadilly Village, bounded by the eastern side of Jutland Street, Ducie Street from the Jutland Street Junction to the Great Ancoats Street junction, the south western side of Great Ancoats Street from the Ducie Street junction to the Chapeltown Street Junction, Longacre Street, Baird Street and Sparkle Street to the junction with Store Street. This neighbourhood therefore includes the historic aqueduct , the upper part of Store Street, the Presbar and Stockton sites, Millbank Street, Chapeltown Street, Congou Street, Fair Street, and Paradise Wharf.</p>	<p>character of the City Centre as a whole within which development can be set. The City Centre is not described at a fine-grain level in the Guide as it is not playing the role of a local plan. The opportunity for tall buildings issues to be considered will arise when the Core Strategy is out for consultation.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>Guidelines for the Piccadilly Village neighbourhood should restrict all new buildings to no more than five storeys and should require 50% amenity space per development site. Larger three and four bedroomed properties should be the norm on new sites in this neighbourhood, to accommodate families and children. Safe, convenient and comfortable crossings of Gt Ancoats Street should be provided by Section 106 or other funding to create strong links with New Islington.</p> <p>b) Lower Store Street including the bridge under the Station Approach, the Inacity Tower site, Rail House, and Jutland Street (west side) and the triangle formed by Store Street, Sparkle Street and Piccadilly Station's north eastern boundary.</p> <p>c) Piccadilly Basin, bounded by Dale Street, Port Street, Great Ancoats Street and Ducie Street (forming a more rational boundary between the districts so far labelled "Northern Quarter" and Piccadilly"). Here the maximum height of buildings should not exceed the historic and recently built level at Jackson's Warehouse and Vantage Quay respectively.</p> <p>d) Piccadilly Station, the area bounded by Fairfield Street, the Station, Baird Street, Longacre Street, Great Ancoats Street, Pin Mill Brow to the Junction with the A635 and on to the start of the Mancunian Way and North Western Street, including the railway and the old Mayfield Station. This would imply extending the eastern boundary of "The City Centre" beyond its current Travis Street/Adair Street limit. It is in this neighbourhood that the City's tall buildings should be concentrated, fully exploiting the proximity to the Station. with any buildings over twenty storeys being kept to</p>	

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				<p>the south east of Travis Street and Adair Street, to control the impact on the residential areas immediately to the north west. The land to the north west of Travis Street and Adair Street should be redeveloped with somewhat lower rise mixed use and commercial premises, up to twenty storeys to the southern edge, and up to only five storeys immediately north of the new tramway. This would avoid loss of amenity to the residential areas around the Ashton Canal.</p> <p>With the new tramway and opportunity for direct travelator (moving pavement) or similar links to Piccadilly Station, this could become an attractive hub of economic activity and employment, properly planned with pleasant open spaces within it.</p>	
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		<p>There should be, after public consultation, an agreed zoning policy for tall buildings within each local neighbourhood of the City Centre, including a planning policy for the maximum and minimum height of buildings along each side of each street within the City Centre. This is essential because the City Centre includes established residential areas which are unprotected by Conservation Area status.</p> <p>We endorse the spirit behind the drive for high quality, innovative buildings (Section 5.3.2), but believe that particular rules should apply to tall buildings, to strengthen the points made in the paragraph on Tall Buildings in "Urban Design in the City Centre".</p>	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.
5 The City Centre	Ms Janet Vosper (Piccadilly Villae)	Object	Except in areas designated as tall building zones, there should be no new	Except in areas designated as tall building zones, there should be no new buildings taller than the general existing height in a residential neighbourhood. This complies with Section 2.0.8 and the CABE objective on "character and	Tall buildings will be assessed against the supplementary guidance which is set out in the Guide. For example paragraphs 2.14 and 2.15. whilst not in

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	Residents Association)		buildings taller than the general existing height in a residential neighbourhood.	context" and with Section 5.2.4 which requires schemes to be considered for "their impact on the immediate area". In particular, winter shadow effect should be included in the list of key questions when evaluating development proposals.	the City Centre chapter, give guidance on building height.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object	Tall buildings should be sited in clusters rather than having isolated tall buildings which are assessed individually.	<p>Tall buildings should be sited in stylish inter-related clusters in specific tall building zones.</p> <p>For example, the neighbourhood defined in 1d) is presently characterised by many acres of low-grade, low rise industrial or commercial buildings immediately north west of the A635 at the eastern end of the Mancunian Way and on to Travis Street and Adair Street. This is a vitally important area close to Piccadilly Station where tall buildings should be encouraged, as they would be far enough away from the residential areas of Piccadilly Village and elsewhere in the City Centre to cause no loss of light or visual amenity. A cluster of tall buildings here would create a strong visual impact on the approach to the City by train or road from southerly directions. This would comply with Section 5.2.4 "Schemes will be considered ... by reference to their impact on the immediate area and the effect on the City's Skyline".</p> <p>Such developments would enhance, rather than detract from, the historic heart of the City, and would comply with the seven CABA objectives of urban design.</p> <p>There should be a policy presumption against isolated tall buildings in the City Centre. We are strongly opposed to a piecemeal approach, in which tall buildings are assessed individually. They should be assessed as part of an integrated plan for the City Centre, agreed after public consultation.</p>	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.

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				This could be achieved whilst still presenting a welcoming demeanour towards prospective developers.	
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object	Proposals for specific sites to create more open space in the city centre. This should be planned for rather than relying on section 106 funding as this is not adequate.	<p>In accordance with Section 5.1.2, and the specific challenge of "provision and management of areas of open space", there should be enhancement of and addition to safe public open spaces and trees throughout the City Centre, for the enjoyment of workers and residents alike. Such spaces would encourage people to live and/or work in the city, would greatly enhance the attractiveness of the City Centre and act as a catalyst for the fulfilment of some of the key economic objectives. They would address the problem described in Section 5.4.2 "there is still a lack of green space within the City Centre".</p> <p>Section 5.4.1: Judging by experience in the past few years in the City Centre, Section 106 funding is not adequate to ensure provision of high quality open space. Advance planning is needed, as in New Islington.</p> <p>For example, currently vacant larger sites where valuable amenity space could be provided include the "Petros" site on the Rochdale Canal, the car park beside the Law Courts on Minshull Street and in the several proposed developments around Piccadilly Village. These need to be addressed in the neighbourhood action plans.</p> <p>The car park of 111 Piccadilly should be redesigned to bring daylight and air to a currently squalid and intimidating area of the City Centre, along what should be a major, safe and pleasing waterside pedestrian route through the City, from Castlefield to Piccadilly, New Islington and beyond. With vision. delightful canal side gardens. with cafes and</p>	Land values in the City Centre mean that it is hard to provide new areas of open space. But the Guide does refer to enhancement of open space in paragraph 11.39, stating that "Significant developments close to such amenities (open space and waterways) will be expected to contribute to their biodiversity, and their improvement and enhancement; and every opportunity will be taken to increase access to the City's waterways"; and the addition of trees is referred to in the Environmental Standards section, paragraph 4.15, where the Guide states that "Developments should...maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments". The Quality of the Public Realm section, sets out principles to guide developers in these issues. The detailed proposals for sites in the City Centre are too specific for inclusion in the Guide which gives guidance for the City Centre as a whole.

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				<p>bars could replace this black hole at 111 Piccadilly, which is still a frightening part of the City Centre, despite all the time, money and effort spent on it over the past five years. Parking spaces could be provided nearby, or even, with clever design, overhead, for the offices.</p> <p>The large Presbar and Stockton sites should also incorporate open amenity space when they are redeveloped.</p> <p>Sites such as Millbank/Store Street and Chapeltown/Congou Street should provide significant elements of publicly visible open space, even if its use is private.</p> <p>The key canalside site at the junction of Chapeltown and Great Ancoats Street should open up the canal frontage for public view and enjoyment, in line with Section 5.3.1, the specific challenge of "the need to improve access to and improve the quality of the canals and rivers".</p> <p>There is a real need and great opportunity to enhance Stevenson Square with trees, greenery and vibrant street frontages, including cafes, bars and, possibly, artworks, and so on, as there is plenty of potential space there.</p>	
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object	Top priority should be given to Public Transport, Pedestrians and Cyclists within the City Centre.	Transport within the City Centre: Top priority should be given to Public Transport, Pedestrians and Cyclists, reference Section 2.0.4, which places "great emphasis on making the City more user friendly, easier to move around ... " and Section 5.4.3 which calls for "the needs of pedestrians, cyclists and disabled people" to be pursued.	Support welcomed
5 The Citv	Ms Janet Vosper	Object		We appreciate that our comments here are probably bevond the scope of the draft Guide to Development.	Chapter 6 of the Guide gives guidance for car parking provision but states that

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Centre	(Piccadilly Village Residents Association)			<p>However, we mention them here as proposals for further policy which may then affect development guidance.</p> <p>For success in achieving the ideals expressed in Section 5.1, tight control over the use of private cars in the City Centre is essential. At present, vast amounts of time and money and business activity are lost in traffic jams, with all its consequences for pollution, poor physical and mental health and hindrance to a vibrant economy in the City.</p> <p>Cars should be actively discouraged and further car parking strictly limited to underground sites associated with new developments on the periphery of the City Centre, with ventilation systems suitable only for electric vehicles or very low-emission vehicles. This requirement should be included in the local neighbourhood action plans, and reflected in the planning guidance. This is counter to Section 5.4.5 which appears to require faster movement of cars through the City Centre, and more car-orientated facilities to be provided.</p>	“priority is still given to the non car user”, which is set in the context of UDP Policy T3.9.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		Consideration should be given to provision of pools of MCC-badged electric cars in all new developments, with suitable battery charging facilities. Cars could be returned to any pool for refund of credit card deposit and deduction of usage charge. The MCC badging would give promotional and publicity opportunities for the City.	This proposal is beyond the scope of the Guide.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		Ample well designed lockable bicycle storage points, protected from the weather, should be provided at major squares and intersections in the City Centre, and in all new developments. Showers and changing rooms and locker rooms should be provided in all new non-residential property. See Sections 5.4.3 and 5.4.4.	Support welcomed. The Guide promotes the provision of cycle parking in paragraph 6.9.
5 The	Ms Janet	Object		Consideration should be given to provision of pools of	This proposal is beyond the scope of

Item	ID / Name	ID / Type	Summary	Representation	Outcome
City Centre	Vosper (Piccadilly Village Residents Association)			MCC-badged bicycles at key entry points to the City Centre and in new developments, available for use free or at a nominal charge. Such bicycles could be returned to any of the pool sites for refund of credit card deposit, etc.	the Guide.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		<p>Contrary to Section 5.4.5, Inner City Centre streets* should be pedestrianised, with lanes reserved for cyclists and electric or low emission public transport vehicles, see Section 5.1.2, "provision of good quality access, in particular by public transport".</p> <p>* all City Centre Streets between but not including Deansgate, Victoria Street, New Bridge Street, Miller Street, Swan Street, Great Ancoats Street, Fairfield Street, Whitworth Street and Whitworth Street West.</p> <p>Special access should be allowed for low-emission delivery and public transport vehicles and for residents' low-emission or electric cars only.</p> <p>A charging system should be instituted for private cars entering the Centre to make their ownership and storage within the inner City Centre very unattractive.</p>	Pedestrianisation of streets in the City Centre would be introducing new policy which cannot be done through the Guide. Supplemental policies in the Guide have to be linked to policies in the UDP.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Support with conditions		<p>Some of these comments relate to sections of the draft Guide which are not specific to the City Centre, but we feel that they should be strongly expressed in guidance to City Centre developers, and should cover all the following topics, even if this particular Guide is not the right place to contain them.</p> <p>We support the density guidance for residential building in relation to the total site on which it is constructed as not exceeding 60 beds per acre. as expressed in the current</p>	The guidance on density in Paragraph 7.1 states that "the Council's aspiration is for a sufficient urban density to ensure vibrant neighbourhoods and efficient services. Different character areas will, however, have different densities of buildings and different building forms, our aim will be to ensure that there is a sufficient mix of people and activities to support and sustain

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				<p>Guide, page 22, as this allows for provision of open amenity land in each development.</p> <p>However, several recent Manchester City Centre schemes have been in a range of over 500 dwellings per hectare. The higher the density, the greater the need for</p> <ul style="list-style-type: none"> i) high internal space standards, ii) good quality external amenity and storage space and iii) regard to immediately adjoining buildings and wider area, especially regarding daylight, shadow and microclimate. This is covered in CABE's 2005 report "Better Neighbourhoods, making higher densities work" and "Making Design Policy Work, how to deliver good design through your local development framework". 	<p>strong local communities." Paragraph 2.7 also encourages development of a level that "should help to sustain local neighbourhoods".</p> <p>In the interests of sustainability places which can support higher density are those with good public transport links and close to services, but the Guide does not give specific density requirements as this will vary across different areas.</p>
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		<p>Many multi-storey buildings have been erected over the last 50 years in the Centre with little or no apparent original design thought about how they could be cost effectively maintained, always to look pleasing and well cared for on their outsides. Planning guidance should include mandatory requirements for all windows, roofs, elevations, plant and equipment to be readily accessible without the use of expensive access equipment which is not part of the building itself. For example, it could be stipulated that all buildings above two storeys should have continuous or bridgeable balconies giving safe access to all external glazing, window frames, masonry, gutters, downpipes, roofs and so on, or alternatively, perhaps, inbuilt rails all round the top of the building from which maintenance platforms can be lowered to give safe access to all parts of all elevations.</p>	<p>The Guide does not go into this level of detail.</p>

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5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		<p>All services to any building or street should be in clearly marked locked conduits, attractively paved or covered, never tarmaced-over, readily accessible from the surface for repair, maintenance or extension, and no Utility or contractor should be allowed to leave the site of any work without restoring the surface to the exact previous condition, subject to loss of a sizable bond, lodged with the local authority before work is allowed to commence.</p> <p>The Planning system should force the conversion of all City Centre conduits to this mode via Section 106 or other contributions. They could then become part of a key City identity, and perhaps offer more than one use. They could indicate directions, distances, points of interest, etc. Their texture could assist the visually impaired in getting around.</p>	This is not within the scope of the Guide.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		<p>There should be a requirement that solar panels should be installed across most of the roofing of all new buildings. Wind generators should be installed where the design would largely obscure them from view from streets or from neighbouring buildings.</p>	The Guide cannot make solar panels a requirement as this would require new development plan policy, but paragraph 4.6 states that developers should aim for at least 20% of final energy demand to be met from on-site renewable energy supplies.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		<p>Careful attention should be paid to building design to eliminate wind turbulence due to relatively tall buildings or wind tunnel effects. The blast caused by some existing buildings is already severe enough significantly to impede pedestrian progress.</p>	Agree. The microclimate is referred to in paragraph 12.8 (formerly 5.3.1) and the end of the last sentence will be amended so that it reads: "...parking requirements, the microclimate, including overshadowing and air turbulence effects created by the relationship of the building to those adjacent, and the quality...".
5 The	Ms Janet	Object		Where new developments interfere with existing TV. radio	This proposal is beyond the scope of

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City Centre	Vosper (Piccadilly Village Residents Association)			or satellite reception, equipment should be provided on the new building or in affected buildings to reinstate the original reception quality.	the Guide.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		No new building should be permitted which would rob existing residential units of more than 15 minutes of winter sunshine.	This level of detail would mean introducing a new policy which cannot be done in the Guide as it has to be linked to existing policies in the UDP. However overshadowing will be added as an example of things to consider in the relationship of buildings to each other. (Paragraph 2.13).
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		No new building should be permitted which would rob any existing residential unit of more than 20 degrees of its existing field of view from its topmost windows. Typically, only 90 degrees of view is achievable from inside a room, or rather more if one is standing immediately against a window.	This level of detail would mean introducing a new policy which cannot be done in the Guide as it has to be linked to existing policies in the UDP.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		All new buildings should provide ample ventilated locked rubbish storage space, hidden from view from outside the building. Adequate space should be provided for the various recycling bins. It should not be necessary for bins to be moved outside of the building to await emptying.	This issue is covered in paragraphs 4.10-4.12 on Waste Management in new developments and paragraph 2.57 which deals with provision for refuse and recycling.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		Mobile phone operators should be required to share masts/transmitters on buildings and to site them unobtrusively	This proposal is beyond the scope of the Guide.
5 The	Ms Janet	Object		Plannina auidelines should prohibit the construction of extra	The Guide requires new development

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City Centre	Vosper (Piccadilly Village Residents Association)			floors on the tops of Victorian or Edwardian buildings being converted and modernised, and also the imitation of this idea in contemporary "copies" of such buildings, as in "Home" next to Piccadilly Village.	to be designed with regard for the existing character of the area (paragraph 3.1.1) which would apply to such extensions.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		At least two thirds of Section 106 funding arising from any development should be spent upon public realm projects within 300 metres of the nearest part of the perimeter of the development. (Hence, for example, the Inacity Tower development at the bottom of Store Street could contribute significantly to the costs of integrating New Islington and Islington Wharf, especially for pedestrians, cyclists and wheelchair users with the City Centre, by providing high quality routes, covered to protect from wind, weather and fumes.).	This level of detail would mean introducing a new policy which cannot be done in the Guide as it has to be linked to existing policies in the UDP.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		Existing public houses in the City Centre, particularly historic or long established ones, should be protected, preserved and incorporated within any redevelopment scheme in their locality.	Public houses which are listed, or those in a Conservation Area will be protected, but for this to happen outside these areas would require a new policy.
5 The City Centre	Ms Janet Vosper (Piccadilly Village Residents Association)	Object		<p>From last year's consultation on sustainability objectives, we would also suggest that in addition to the points above, the sustainability objectives relevant to the City Centre are S2, S4, S7, S8, S10, En1, En2, En3, the last four points of En4, last point of En5, En6, En7, En8, En10, Ec1, 2, 3, 4 & 5.</p> <p>In relation to the third point of En9, storm damage, particular attention should be paid to potential wind effects of new buildings.</p>	The sustainability performance of the Draft SPD as a whole, including those parts that specifically mention the City Centre, was considered in relation to each and every SA objective in the adopted SA Scoping Report; those parts do not have SPD status in the latest redraft, because they cannot be tied in to existing UDP policy, but remain as Planning Guidance. The implications of post-consultation

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					<p>changes to the SPD will be appraised and reported in the final SA Report.</p> <p>The adopted set of SA objectives and sub-objectives that was used in the sustainability appraisal of the Draft SPD contains a simplified version of En9 (Reduce impact of climate change) that only has one sub-objective (Minimise risk of flooding and increase use of SUDS) and does not make specific reference to storm damage. When the SA Scoping Report is next reviewed we will reconsider the inclusion of specific sub-objectives relating to potential impacts of climate change such as storm damage and subsidence.</p>

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5.0.2	Mr Chris Speck	Support with conditions	Enhance and protect existing areas of the city ie Northern Quarter, Gay Village, Castlefield	Future developments in areas such as the Gay Village and the Northern Quarter must respect the unique character and profile of these areas that have developed organically and become cultural assets to the city. New developments must not overwhelm or take over these areas. The risk is these distinct districts may become marginalised by copy cat developments creeping in from other areas. This could destroy the vibrancy and diversity of the city by creating a bland city wide street scene and destroying the sense of place provided currently in these individual areas.	Support welcomed. The Guide states in paragraph 12.2 that “The distinct character of each of these areas will be enhanced and future developments will be required to respect the particular character or flavour of each area”.
5.0.2	Mr George Yeadon (Chorlton	Support with conditions	Respect the warehouse legacy and do not permit	The list should contain reference to the warehouse legacy (see the english heritage booklet ISBN 1 873592 67 1) and require developments that do not dominate or diminish the	It is not appropriate to list a ‘warehouse quarter’ as warehouses exist in different areas across the City Centre.

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	Civic Society)		diminution.	existing warehouse buildings either by replacement or proximate developments.	Paragraph 12.7 (formerly 5.2.3) refers to older buildings and sets out the Council's aim to conserve them.
5.0.2	Dr Olutayo Adebowale (Cirkadia)	Object		It is good that the City can boast a number of distinct areas; what appears to be missing is an element of connectivity within the City Centre linking these distinct areas, hence leading to an overall sense of place.	Agree. Connectivity is a major issue which will be dealt with in the Core Strategy. It is also an element of other City Council strategies including the City Centre Strategic Plan and the Pedestrian Strategy. Wording will be added to paragraph 12.14 which deals with routes and views so that the first sentence will read "The needs of pedestrians, cyclists and disabled people will be pursued to improve the quality of links to and through the Centre, to enhance the experience of users, and to increase connectivity between different areas in the centre."

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5.1.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Paragraph fails to comply with the Council's sustainability aims, by mentioning economic prosperity without any reference to social equity and local and global environmental issues, which should have equal prominence. Suggest first sentence is replaced by: 'For the sustainable development of the City as a whole, it is important to accommodate the requirements of residents, businesses, investors within a City that recognises the need to give equal prominence to local and global environmental issues, a more equitable society, as well as sustainable economic development.'	This section is dealing with the economy, which is why "business" needs comes first. However, wording will be added to paragraph 12.4 (formerly 5.1.1) to raise the profile of the City Centre's social and environmental roles in the first sentence of this section. The first sentence will be amended to read: "For the economic prosperity of the City to be sustainable, it is important to accommodate the requirements of

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					business, investors, visitors, and residents within a City Centre that recognises and welcomes diversity in terms of the economic, social and environmental roles it plays and the demands upon it. It will be vital to ensure..."

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5.2.1	Ms Janet Vosper (Piccadilly Village Residents Association)	Object	Need policies to encourage a broader social population mix and houses for families and therefore the infrastructure to support this.	<p>In response to Section 2.0.3 "substantially improve housing choice" and Section 5.2.1 "to attract and retain families, we will seek to ensure larger properties are prioritised", there should be well defined policies encouraging a broader social mix of the population. At present, there is little opportunity for families and children to live in the City Centre. Most of the residential units are one or two bedroomed apartments. Section 5.1.2 calls for "facilities for people of all ages". There is a dearth of larger homes which would be attractive to older people (with grown up families) wishing to move in from the suburbs or rural surroundings to take advantage of the amenities of the City Centre.</p> <p>If it is intended to attract such groupings, then this would have major impacts on the planning guidance and infrastructure for the City Centre, requiring, for example, much greater provision of schooling, play space, medical and dental services, children's centres and so on, and, of course, guidelines requiring residential developments to provide a percentage of larger three and four-bedroomed units, and childrens' play areas.</p>	The Council will be preparing SPD on housing choice and affordability in the city in the future, which will consider these issues. The role of housing in the City Centre will also be considered as part of the Core Strategy.

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5.2.2	Ms Rose Freeman (The Theatres Trust)	Support with conditions	Recommends specific guidelines for design of signage connected to theatres in the borough to recognise the unique role of these buildings.	Theatres are unique buildings. They announce their presence on the built environment and provide visual landmarks that attract audiences and visitors. This in turn provides a ready-made source of destination marketing for towns. Both the exterior of the building and signage need to be of the highest quality as these provide public signals that the building is welcoming, safe and inviting. Restrictive generic signage policies, however, can stop a theatre from advertising itself on the streetscape and can have a significant impact on a theatre's economic viability. We would urge specific guidelines for design of signage connected to theatres in the borough to recognise the unique role of these buildings.	While paragraph 12.6 (formerly 5.2.2) mentions shop fronts, the SPD does not intend to provide specific design guidance for individual building types/uses. Wording has been added to 12.6 to make it clear that guidance on development quality refers to all building types: the second sentence will be amended to read "Shop fronts, building fronts and associated signage, refuse storage areas and service areas are all elements which influence the visual appearance of the City Centre and their detailed design will be important in enhancing the quality of the built environment."

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5.2.4	Mr Chris Speck	Support with conditions	Tall buildings on the outskirts of the city only. Sustainability is key if they are not to blight the city long term	Tall buildings need to be in the right places but also need to demonstrate long term Sustainability. The green credentials of such schemes should be focussed upon more stringently if the long term success of such buildings is to be ensured. If the buildings are not sustainable and reasonable to maintain they will blight the city scape when they deteriorate. The costs of rectifying these mistakes could be enormous. Tall buildings must not dominate the central core of the city as this is the historic centre that should be preserved. Key European cities do not allow tall buildings to dominate their central core. They are restricted to peripheral and gateway sites only.	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.2.4	Prof M Hebbert (University of Manchester)	Object		<p>I have two objections.</p> <p>First, the draft SPD should follow national policy guidance with respect to tall buildings. This was not an issue in 1997 but in 2006 it is one of the most pressing issues to be addressed in the Council's Local Development Framework.</p> <p>The guidance from the Government, CABE and English Heritage is very succinct and clear. Local planning authorities should identify the locations where tall buildings are and are not appropriate. They should carry this out as part of their plan-making functions, identifying the locations within their development plan documents.</p> <p>Paragraph 5.2.4 should be based on a development plan-led approach, as recommended in the CABE/EH 'Guidance on Tall Buildings'. .</p> <p>Second, the list of factors for consideration when evaluating individual tall building proposals must include sunlight/overshadowing and vehicle movements.</p>	<p>The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.</p> <p>A reference to overshadowing will be put into paragraph 12.8.</p>
5.2.4	Dr Aghogh o Odudu (SHO in Intensive Care)	Support with conditions	Tall buildings should NOT be considered on an individual basis.	"Tall buildings will be considered on an individual basis". This statement seems to directly contravene paragraph 5.4.9 which suggests that CABE and English Heritage guidance will be considered. The very point of this guidance is that tall buildings are NOT considered in isolation because they have a very profound effect on how the surrounding area is viewed. This can be positive or negative but to consider each tall building application separately without any thought as to whether there should be any coherent set of tall buildings or anywhere where we shouldn't have one is dangerous as they are rather	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				<p>expensive mistakes to erase.</p> <p>I would also suggest that environmental impact and sustainability are in the key questions. The green credentials of such buildings are unproven. I haven't noticed any recycling facilities or water conservation designed into any new tall buildings in Manchester.</p>	
5.2.4	Mr Martin Pickersgill	Object	There should be a tall buildings strategy.	There should be a tall buildings strategy as recommended by the Government, English Heritage and CABE. Without this, ad hoc construction of tall buildings in inappropriate locations will result, doing permanent damage to the city.	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.3 Development Variety	Dr Aghogho Odudu (SHO in Intensive Care)	Support with conditions	The council can do a lot more to encourage developers to attract families.	To attract and retain families we will seek to ensure larger properties are prioritised. This is a good aspiration. However the council can do a lot more to encourage developers to build more than studio 1 bed and 2 bed apartments. This and affordability are some key reasons which causes people to leave the city centre. I would argue that almost no currently proposed residential development in the city centre seeks to attract families. I would support that all developments within the city centre up to the border of Great Ancoats St are designed to appeal to singles or couples between 25-35. The council has no guidance on building play areas into residential units. There is usually no ability to park a second car. a lack of local amenities. and	A requirement for a certain number of units to be residential would have to come from a development plan document policy rather than being introduced via the Guide. However the Council does wish to make the City Centre attractive to families in the future and the Guide promotes the development of larger properties in the City Centre to attract families in paragraph 12.11 (formerly 3.5.2). New development on Great Ancoats Street has been designed to appeal to families

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				most importantly lack of of 3 bed and 4 bedroomed accommodation. The council could require a certain mix of size of residential units and quite instantly improve the demographic and variety of the city centre residential population.	and includes some two-storey houses with gardens.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.3.2	Prof M Hebbert (University of Manchester)	Support with conditions		<p>As it stands, the second paragraph is just a piece of worthy rhetoric.</p> <p>A robust policy for dwelling mix and for liveability will need the support of quantitative policies for density, housing types and space standards.</p>	<p>The Guide cannot introduce standards because there is no UDP policy to link these to. However the Guide gives guidelines on internal space provision in houses in chapter 10.</p> <p>The Council will be producing a Supplementary Planning Document on housing choice this year to give further guidance on the housing mix to enhance regeneration by creating greater choice and diversity, including affordable housing; within the provisions of saved UDP policy.</p>

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.4.1	Dr Olutayo Adebawale (Cirkadia)	Object	It is imperative that future planning ensures that 'green infrastructure' forms a key part of future developments	The issue of open spaces is fundamental to the vitality of the city. Arguably opportunities to increase open space within the city have been overlooked over the last 20 years, hence the situation we now have re for example Oxford Road. It is therefore imperative that future planning ensures that 'green infrastructure' forms a key part of future	Agree. Paragraph 12.12 (formerly 5.4.1) states that the opportunity to create further new open spaces within the City Centre will be pursued with developers, particularly in the parts of the Centre where little open space currently exists.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				developments, so we do not repeat the mistakes of the past.	The "Oxford Road area" example will be deleted.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.4.2	Mrs Janet Cuff (Rambler's Association (Manchester & High Peak))	Support		We support these paragraphs, especially the intention to protect strategic through routes to facilitate pedestrian movement.	Support welcomed.
5.4.2	Dr Aghogho Odudu (SHO in Intensive Care)	Support with conditions	Support the paragraph but the council needs to be more specific on how it will encourage green spaces and reverse their own culture of removing them.	I support this paragraph. I doubt its seriousness given how the council has already ignored or missed several opportunities to improve the number of green spaces. We really need to be serious about this. Other cities such as Birmingham DEMAND that the developer's compensatory monies given to the council are used to create communal areas for any development with greater than 35 residential units. Manchester council also encourages developer's to build to the back of pavements. These are two simple areas (1. communal space in all large residential developments and 2. not building to back of pavements to allow green space, trees and seating areas.) where the council could quite powerfully and quickly improve the number of green and open spaces in the city.	The Council does expect developers to provide amenity space within a new development. This can take the form of balconies or gardens within the middle of a building so they are not always visible from the street. However this is not always appropriate within the City Centre when existing buildings are refurbished. In response to the comments about building to the pavement line: this can be appropriate where the existing character of the area is like this, any infill should use the same building line.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.4.3	Mrs Janet Cuff	Support		We support these paragraphs, especially the intention to protect strategic through routes to facilitate pedestrian	Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	(Rambler's Association (Manchester & High Peak))			movement.	
5.4.3	Ms Julie Goreham (Environment Network for Manchester)	Support		Clear signage of routes is needed - linking places for more sustainable transport, walking etc. This is needed throughout the city.	Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.4.6	Ms Rose Freeman (The Theatres Trust)	Support with conditions	States the importance of any planning policies concerned with parking provision taking into consideration the presence of theatres in the locality, and the needs of their users.	We support the statement that The provision of parking is a crucial policy issue and that multi storey car parks have an increasingly important role to play (page 27). With regard to theatres in general, the economics of theatres are reliant on audiences being able to get to the venue by public transport or by car, being able to park their cars and bikes, and being able to get home safely after a show. Controlled Parking Zones around theatres that extend to 11pm at night have serious implications for their economic viability. We would strongly urge any planning policies concerned with parking provision to consider the presence of theatres in the locality. Theatres are unlike other forms of the night time economy: they attract families, young people, disabled patrons, and older people who can be discouraged to attend theatres if the costs of travelling and parking at the theatre make the price tag of the evening out too high. Where restrictive regimes do occur we would urge the planning authority to allow for special conditions that can provide free parking to theatre patrons.	Support welcomed. At present on street parking in the City Centre is free after 6pm. Paragraph is being deleted and the information on parking will be added in a new bullet point at the end of the list in paragraph 12.4 (formerly 5.1.2)

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.4.6	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Paragraph assumes increased car use, which is against the aims of the Council's sustainable transport strategy (e.g LTP etc). Suggest the paragraph reads: 'The Council recognises that one of the key elements of a sustainable city is a reduction in the need to travel. In addition it aims to reduce commuting by private vehicles by increasing the provision and use of public transport and encouraging more people to use bicycles. No more multi-storey car parks will be permitted in developments.'	Paragraph 5.4.6 will be deleted. A new bullet point will be added to the list at the end of the list in paragraph 12.4 (formerly 5.1.2) referring to parking need but without referring to the provision of multi-storey or basement car parks. It will state: "It is recognised that there is likely to continue to be a need for parking in the City Centre. The challenge will be to provide a sufficient amount of well designed parking to cater for genuine parking needs, in appropriate locations."

Item	ID / Name	ID / Type	Summary	Representation	Outcome
5.4.7	Dr Aghogho Odudu (SHO in Intensive Care)	Object	There should be consideration given to the building overlooking but being set back from the towpath. The paragraph needs more thought given to access and personal safety	I agree that development should front onto waterways but they should not encroach onto the existing towpath as this can reduce the usage of the waterways. There should be consideration given to the building overlooking but being set back from the towpath. There should also be some consideration to the fact that the buildings often reduce the natural light falling onto the towpath and therefore reduce personal safety. A walk along the rochdale canal at night makes a mockery of this aspiration. It is poorly lit. Most buildings have their backs to the canal and much of the poor lighting if any is poorly maintained. Most developers will wish to maximise the space for their development buy building onto the towpath and having small gaps between buildings. Issa Quay on Ducie St provides a good example of a building that reduces access to the waterways. The council have approved plans for several more buildings on the Rochdale Canal which reduce access for pedestrians. The Lock building also on the Rochdale Canal is another	Agree that development should not encroach onto existing towpaths. Wording will be added to paragraph 12.17 (formerly 5.4.7) so that the last sentence reads "Developments will be expected to front onto waterways, but not encroach onto the towpath where this exists, and to ensure that waterways and towpaths are properly overlooked so that personal safety is not compromised."

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				example of where a building has reduced pedestrian access and even more worryingly has an almost invisible point of entry from whitworth st. Access for the disabled and having enough space to maintain these canalside buildings (eg window cleaning) is summarily ignored. This paragraph has good aspirations but clearly needs more thought given to access and personal safety.	
5.4.7	Mrs Alison Truman (British Waterways)	Support with conditions	British Waterways supports paragraph 5.4.7 provided it is expanded to clarify the requirement for developers to contribute towards waterway improvements.	British Waterways supports the recognition that canal towpaths have significant amenity and access potential, and that developers should be expected to contribute towards improving their quality. Significant developments in the vicinity of a waterway place an additional burden upon British Waterways and the public purse for example in relation to maintaining an attractive setting for the development, maintaining the towpath for the use of the new occupiers and allowing for any additional surface water drainage from the development. Developers will therefore be required to make financial contributions to mitigate for such additional burdens, for example in securing improvements to the adjacent stretch of towpath and its ongoing maintenance, and litter clearance from the water.	Agree that developers should contribute to improving the quality of waterside walkways. Wording will be added to the second sentence in 12.17 (formerly 5.4.7) so that the beginning of the paragraph reads "The river and canal sides can provide both amenity and access. Their use will be encouraged and developers will be expected to contribute to improving their quality, which could include a financial contribution."
5.4.7	Dr Olutayo Adebowale (Cirkadia)	Object		More could be made of the use of waterways as pleasant walks linking different parts of the city away from traffic. Much of the regeneration in Newcastle which really encourages walking along the water front is to be admired.	The Guide aims to encourage walking along waterfronts. Paragraph 11.39 (formerly 4.10.2) states that "every opportunity will be taken to increase access to the City's waterways."

Item	ID / Name	ID / Type	Summary	Representation	Outcome
Urban Design in the	Mr Phil Robinson (Chorlton)	Object	The City needs a plan relating to how and where tall buildings may be	'Views' and 'Tall buildings' relate very closely to one another. The section on tall buildings concludes 'we would require any such proposals to be presented in the context	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked

Item	ID / Name	ID / Type	Summary	Representation	Outcome
City Centre	Civic Society)		developed in the city centre.	of joint guidance produced by CABA and English Heritage for assessing tall buildings.' The guidance referred to has at its core the concept that there must be a plan relating to how and where tall buildings may be developed in the city centre. Since Manchester does not appear to currently have any such plan, it is in fact not compliant with this guidance. The development of tall buildings without such a plan would be catastrophic for the views of landmark buildings as discussed in the previous section on 'Views'. This is very pertinent for Manchester at present since a glance at approved applications for such buildings reveals that the Beetham Tower is soon to be joined by an even taller building near Piccadilly i.e. in a very different section of the city centre. Given all this, we believe that the sections on views and tall buildings should be rethought as they are basically incompatible at present, and they should refer to a considered zoning plan if they are to claim compliance with CABA and English Heritage guidance.	back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.
Urban Design in the City Centre	Mr George Yeadon (Chorlton Civic Society)	Object	The locations where tall buildings can and cannot be built must be made clear in both the present UDP and the new LDF.	The draft does not correctly state the CABA / English Heritage Guidance on tall Buildings in that it fails to offer the required locations where tall buildings can and cannot be located. Tall buildings work best when grouped for effect, and this would be possible by indicating within the LDF the locations where they are and are not acceptable. Groupings should avoid clashes with heritage sites and the warehouse legacy. The Guide should clearly indicate that the definition of locations as above will be contained in the upcoming LDF, and the existing UDP should be urgently updated to provide the same indications.	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.
Urban Design in the	Dr Aghogho Odudu	Object	I doubt that Manchester City Council have any policy on tall buildings other than to	The section on tall buildings concludes 'we would require any such proposals to be presented in the context of joint guidance produced by CABA and English Heritage for	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked

Item	ID / Name	ID / Type	Summary	Representation	Outcome
City Centre	(SHO in Intensive Care)		allow them to be built and to largely ignore CABE and English Heritage guidance.	assessing tall buildings.' I have serious concerns that Manchester City Council have any policy on tall buildings. A quick look through currently accepted proposals for tall buildings would reveal no coherent concept with relation to tall buildings. Piccadilly Place, Inacity Tower, Sarah Tower and the proposed building opposite the Law Courts all contravene the CABE and English Heritage guidance. In particular many of these buildings obliterate the views of some grand victorian buildings which the council claims to want to protect. No thought seems to be given to the scale of such buildings, the views they change, the distance from other buildings, the distance from the pavement, how they can be maintained (eg window cleaning), the effects of wind, sunshine, long-term environmental impact, recycling facilities, traffic safety and noise seem only to be ignored. The positive effect of such buildings may have a honeymoon period followed by blight when the building will detract rather than attract from investment. I think more thought should be given to a considered zoning plan if they are to claim compliance with CABE and English Heritage guidance. The very fact that the council's entire tall building policy is buried in a subsection of a paragraph shows quite how unseriously the council take the CABE and English Heritage guidance.	back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.
Urban Design in the City Centre	mr scott bailey (Galliard Homes)	Object	There is a need for further locational guidance, or to omit the reference to location if there is to be none.	If the City design policy is not providing a schedule of tall building locations, the design guidance should give design criteria against which applications for tall buildings should be judged and should give locational criteria where they will be more suitable. I think the guidance should make clear that stand alone buildings (campaniles, like the Deansgate Tower) can be just as successful in design terms as clusters. At the moment. the text refers to the	The Tall Buildings strategy issue will not be dealt with in this SPD, which can only deal with issues that can be linked back to saved Unitary Development Plan policies sufficiently. The opportunity for this issue to be considered will arise when the Core Strategy is out for consultation.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				suitability of location, but gives no indication of the criteria against which a location might be judged.	

Chapter 6 - Using the Guide

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6 Using the Guide	Dr Olutayo Adebowale (Cirkadia)	Object		It is worth considering putting Section 6 on using the guide at the front, or at least the first bit up to 6.1, as part of the introduction. Again the message should be strengthened, e.g. It describes the form of development the Council wishes to see in the City Arguably the Council needs to do more than 'Wish', if all the excellent Guidance in this document is to be implemented, are you not talking innovation here? Consider making it clear up front that planning applications 'have to' demonstrate that they are in accord with the principles and advice in the Guide. (As is stated in Para 6.2.2).	A new section on understanding the format of the Guide and its status is to be put into the introduction. The introduction will also refer to chapter 13 (formerly chapter 6) of the Guide.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.1.1	Mr David Hardman (United Utilities)	Object	It must not be assumed that utility service capacity is available for significant developments and this should be checked with United Utilities.	United Utilities has to match the aspirations of local authorities and its customers with a heavily regulated funding environment and it should never be assumed that utility infrastructure capacity is available for significant developments. When you are ready to consult on allocation of development sites, if you are able to prioritise the 40-50 most favoured sites we will advise on our current capacity to serve those	Comments noted and will be acted upon when preparing and consulting on the Site Specific Allocations development plan document.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
				sites with our Electricity, Water Supply and Wastewater utility services.	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.2 Develop ment Control	Mr Phil Lally (GONW)	Object		It would be helpful to explain in this section that the Council wishes to encourage pre-application discussions with applicants in order to ensure that applications accord with planning policies. This would be a more positive approach to the one set out in paragraph 6.2.4 where it is only after the application has been refused will applicants be requested to consider how proposals can be amended to support the Council's objectives. In addition, the reference here needs to be to planning policies rather than the Council's objectives.	Agree. New wording will be added to the end of paragraph 13.8 (formerly 6.2.1) to state "The Council welcomes pre-application discussions to ensure that applications accord with planning policies and take into account the Guide."

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.2.2	Mr David Hardman (United Utilities)	Object	It is the applicants responsibility to check for the presence of underground utility services.	When applying for planning permission, applicants should be advised that it is their responsibility to check for the presence of underground utility services. We provide a map search facility at modest cost and utilisation of this for both major and small (householder) developments could save a lot of expense and upset.	Notes on the Council's website (see www.manchester.gov.uk/planning/control/appguide/index.htm) provide guidance on things to take into account when applying for planning permission. Note 8c in Part 1 of the guidance notes refers to taking account of underground services. This is something that would be dealt with during pre-application discussions rather than being set out in the Guide.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.2.3	Mr Phil Robinson (Chorlton Civic Society)	Object	Checklist referred to should be publicly available.	We very much approve of this paragraph but would like to add the following provisions to it. 1. The checklist should be publicly available with the rest of the planning application. This would enable groups like ours to see what documentation should be provided with at the application. 2. Since there would need to be a set of different checklists available to suit different kinds of planning application, the planning officer's selection of the relevant checklist is also a matter of public interest, so the list of available checklists should also be part of policy, and publicly available.	All of the information provided alongside a planning application, to meet the requirements of the checklist, is public after the application is submitted. The checklist on the webpage referred to in 13.9 (formerly 6.2.3) lists all possible information that would be required for certain types of application, as opposed to there being different checklists for different types of application. The applicant then provides the information appropriate to their type of application.
6.2.3	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Developers should consult earlier	Developers should consult earlier including private developers in line with the statement of community involvement.	The Guide does not deal with consultation requirements for developers. However paragraph 9.3 refers to the need for people to be adequately involved in developments in their area.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.2.6	Ms Rose Freeman (The Theatre Trust)	Support with conditions	States potential importance of developer contributions for cultural activities and recommends further explanation of this. Refers to 'Securing Community Benefits through the	It is important that the need for developer contributions in general and specifically for cultural activities is identified and although planning obligations contributions are mentioned here we feel further explanation is required, and you may want to broaden this out in the form of another supplementary planning document. The document should develop detailed policies setting out what achievements are	The Guide does not deal with consultation requirements for developers. However paragraph 9.3 refers to the need for people to be adequately involved in developments in their area.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
			Planning Process' available at PlanningResource.co.uk.	expected from section 106 deals. Investing time and resources in such a document will set down clearly what is required of the developer and other funding partners. We recommend Securing Community Benefits through the Planning Process available at PlanningResource.co.uk.	

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.2.7	Mr Phil Lally (GONW)	Object		It would be helpful to include a reference in the section dealing with Planning Agreements to Circular 05/05 on Planning Obligations.	Circular 05/05 : Planning Obligations has been added to the list of documents in the references section of Appendix A.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.2.9	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Second sentence should read: '...enforcement action will be pursued to ensure that the quality...', otherwise the Council is implying developers can ignore planning conditions.	The Council cannot agree that enforcement action will be pursued as this would be unrealistic. For example if a different building material has been used to that specified in a condition, the Council cannot carry out disproportionate enforcement action such as demolishing the building to replace the material.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.3.4	Ms Rose Freeman (The	Support		We are pleased to see the continued commitment to quality design and are pleased that Hulme is still a high priority.	Support welcomed.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
	Theatres Trust)				

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.5	Dr Olutayo Adebowale (Cirkadia)	Object	Council should be an exemplar in terms of development of its own land.	Perhaps its worth emphasising in this document the aim of the Council to be an exemplar in terms of development of its own land and new build or indeed renovation of existing council property / buildings. Recently on visiting a council owned business park, the lack of any greenery whatsoever on or in the development was disappointing, or actually any environmental / sustainable innovation.	The design principles set out in the Guide should be followed for all developments regardless of whether they are Council developments or not.

Item	ID / Name	ID / Type	Summary	Representation	Outcome
6.5.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Object		Bullet point 9 - remove 'new roads or' - new roads have been shown to result in increased vehicle movements, which is contrary to the Council's sustainable development aims and UDP transport policy.	New roads will be constructed as part of new developments and any major new road proposals coming from the Local Transport Plan will be constructed in Manchester, so the reference to new roads will remain in the bullet point.
6.5.1	Mr Richard Venes (Greater Manchester Cycling Campaign)	Support with conditions		Add another bullet point: 'development and incorporation of sustainable development polices into proposal and plans for developments, including those public sector projects over which the Council has influence (e.g. NHS Trusts, Universities).	Sustainable development is a national policy priority, so policy formulation by these other organisations would follow the national lead as opposed to the Council's. The City Council would encourage all partners to adhere to sustainable development principles, but this will not be added as another point because the existing bullet points are specific ways that Council departments

Item	ID / Name	ID / Type	Summary	Representation	Outcome
					can implement the Guide and this is not a specific action but would take place as opportunities occur.

References

Item	ID / Name	ID / Type	Summary	Representation	Outcome
References	Ms Julie Goreham (Environment Network for Manchester)	Support with conditions	Add the Tree Strategy	Need to add Manchester's Tree Strategy under the local policy documents	Agree. Reference to the 2006 Tree Strategy will be added to this section, and it will also be referred to in paragraph 2.36 (formerly 3.4.4).