

Manchester City Council

Local Development Scheme

2026- 2027 (July 2026)



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1 Introduction

Local Development Scheme (LDS)

1.1 The Local Development Scheme:

- informs the public of the development plan documents that make up, or will make up the Local Plan for Manchester City Council;
- sets out the preparation programme of development plan documents over the next three years and identifies key milestones.

1.2 The Local Plan is the spatial strategy for the local authority and comprises development plan documents with policies on the development, use of land, allocations of sites for particular types of development and development management policies.

2 Manchester Local Plan

Development Plan Documents

2.1 The following documents that make up the Local Plan can be accessed from www.manchester.gov.uk/strategic_planning:

- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 – a strategic plan for sustainable growth including economic development and housing requirements for each district, key locations for delivery, a town centre hierarchy, strategic transport schemes and other strategic infrastructure (adopted March 2024)
- Manchester Core Strategy – the long-term spatial vision and planning strategy to 2027, which includes topic and area policies relating to, the economy, housing, environment, retail and transport. It also includes a key diagram covering the plan area, and general policies for the control of development (adopted July 2012);
- Manchester Proposals Map – accompanies the Local Plan, identifies key areas for growth, employment and housing development, areas of protection and sites to which particular designations and policies apply;
- Extant UDP - (adopted 1995 and alterations on various dates) City-wide and local area policies not replaced by the Core Strategy.
- Greater Manchester Joint Waste Development Plan Document - sets out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes (adopted April 2012).
- Greater Manchester Joint Minerals Plan - sets out a planning policy framework to inform minerals developments and associated infrastructure up to 2028, whilst protecting the environment and communities from adverse impacts (adopted April 2013).

2.2 In addition, to development plan documents there are supplementary planning documents. These provide further detail on the policies in development plan documents. In Manchester, the current supplementary planning documents (SPD) are listed below (please check the website for any new SPD's):

- Guide to Development in Manchester SPD
- Providing for Housing Choice SPD
- Hot Food Takeaway SPD

2.3 Other documents which support the process of preparing Local Plan documents include:

- Local Development Scheme - (this document) setting out the timetable for the preparation of the Local Plan; and
- Statement of Community Involvement - setting out how the community will be consulted during the production of the Local Plan.

Local Plan Review

2.4 The Manchester Local Plan alongside the adopted Places for Everyone (PfE) Joint Local Plan will form the development plan for Manchester. The revised Local Plan will replace the Core Strategy and the Unitary Development Plan policies and will be set in the context of the adopted Places for Everyone Joint Development Plan (PfE). The Manchester Local Plan will provide the detailed local strategy for Manchester reinforcing and, where needed, adding detail to the PfE policies to address Manchester-specific issues.

2.5 The following sets out the proposed Manchester Local Plan documents:

- Manchester Local Plan - sets out strategic policies for growth, employment, housing, and infrastructure, plus frameworks for the development of neighbourhoods including centres and key allocations, shown on a key diagram. The Local Plan will replace all remaining extant UDP policies, the Core Strategy and potentially some supplementary planning documents. It will incorporate a range of development management policies and include monitoring targets for policies.
- Proposals Map – accompanies the Local Plan and all other Development Plan Documents and identifies areas for growth, employment and housing, and areas of protection.

2.6 Table 2.1 summarises the Local Plan, the review timetable is set out in table 2.2 and the production arrangements are shown in table 2.3.

Table 2.1 - Manchester Local Plan

Role and Subject	The Local Plan will set out the vision for the City, the spatial strategy, policies and key allocations for the next fifteen years (on adoption). It will set out the quantity, type and general location of development to meet anticipated development requirements. It will set out how development is expected to address climate change and deliver key Council objectives in the context of a spatial plan.
Coverage	City wide
Status	Development Plan Document
Conformity	National Planning Policy Framework, Places for Everyone and the Manchester Strategy.

Table 2.2 - Manchester Local Plan Timetable

Milestone Stage	Dates
Consultation on Issues	7 February 2020 – 1 May 2020 (complete)
Consultation on Draft Local Plan (Regulation 18)	22 September 2025 – 17 November 2025 (complete)
Consultation on Publication Draft Local Plan (Regulation 19)	17 August to 28 September 2026
Submission of Local Plan	31 December 2026
Examination of Local Plan	Jan to June 2027
Adoption of Local Plan	31 July 2027

Table 2.3 – Manchester Local Plan Arrangements for Production

Organisational Lead	Director of Planning, Building Control and Licensing
Political Management	Executive for pre-submission stages Council for submission and adoption
Internal Resources	Planning Strategy Team plus other teams in Planning; and relevant staff in other Services and directorates

	(Housing, Highways, Education, Performance, Research and Intelligence (PRI), those dealing with environmental strategy, corporate property and inclusive growth)
External Resources	Consultants engaged to assist in providing evidence base and external advisors.
Stakeholder Resources	The Our Manchester Forum providing a key link to the community. Key stakeholder groups from the community, developers and interest groups and agencies. Statutory consultees, local and national

Greater Manchester Minerals and Waste Plans

- 2.7 A review of the Greater Manchester Waste and Minerals Plans has been undertaken and it has determined that they need to be updated. Processes related to this, and timescales for production, will be reflected in a future Local Development Scheme update when more details are available.

3 Monitoring and Review

- 3.1 The Local Development Scheme will be monitored on an annual basis from 1st April to the 31st March as part of the Authority Monitoring Report.
- 3.2 The [Authority Monitoring Report](#) can be viewed on the Council's website (manchester.gov.uk)