

Question No 7 - Strategic Growth Principles

Do you agree with this policy? Yes (8) In Part (10) No (1)

Yes (LP385-6, LP309-7, LP305-6, LP300-5, LP284-6, LP280-2, LP20-3, LP9-35)

In part (LP395-6, LP321-7, LP315-6, LP292-6, LP267-7, LP266-4, LP28-7, LP25-19, LP23-7, LP6-2)

No (LP12-1)

	Respondents comments	MCC Response	Respondent ID
1	Policy supported.	Support noted.	LP-385-6 LP-323-2 LP-309-7 LP-300-5 LP-9-35
2	General support – support in part (no further comment made)	Comment and general support noted.	LP-395-6
3	Support the recognition given to the need to protect, manage and enhance the city's heritage assets and the character of neighbourhoods in Plan policies relating to the Strategic Growth Locations, design and the historic environment with particular reference to the final paragraph of to the policy. Where designated heritage assets are likely to be affected by development, Historic England would welcome early engagement on framework documents for strategic and non-strategic growth locations.	Support noted and ongoing engagement with Historic England will continue as requested.	LP-318-6

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4	UoM is supportive of the office requirement including research and development (Use Class (E) (g) (ii)). As detailed above its 2035 strategy places a focus on the importance of research and bringing together the different disciplines to bring about change. Locating these uses within close proximity to the University will be key to this collaboration.	Support noted	LP-20-3
5	Paragraph 8.10 details that MCC expects that large sites of strategic importance will become available over the lifetime of the plan and that a strategic approach to the development of these sites should be set out in a comprehensive framework and agreed with the Council. The UoM is supportive of this approach to development and, should any strategically important sites within its ownership become available, it would positively engage with the Council as early as possible to prepare a framework for delivery.	Support noted.	LP-20-3
6	Policy supported highlighting agreement with respect to city centre focus.	Support noted.	LP-289-5
	Manchester Airport		
7	General support for the policy highlighting inclusion of Manchester Airport as a key growth location within the Southern Area; the need for appropriate infrastructure provision to support the growth and continued capacity of the strategic growth locations;	Support noted.	LP-305-6

	Respondents comments	MCC Response	Respondent ID
	improvements to public transport provision including Metrolink expansion.		
8	General support for the allocation of strategic growth locations which are recognised for their ability to contribute to growth and create investment. The requirement for a comprehensive framework agreed by the Council is recognised and support expressed to the acknowledgement of the need for appropriate infrastructure provision, recognising that MIX already benefits from a range of different forms of transport located nearby.	Support noted.	LP-266-4
9	The draft policy lists The Mix alongside Manchester Airport and we recommend updating the wording to MIX Manchester to reflect the official name of this development	Change agreed. Wording now states Manchester Mix.	LP-305-6
10	Identify that draft Policy SGL1 makes provision for 50,000 sqm2 of industrial (Use Class B2) and warehousing*3 (Use Class B8) development up to 2040, noting the primary location for such development is not established through the identification of Strategic Growth Locations. Notwithstanding that, Aviva note that the supplementary narrative (Paragraph 8.9) recognises that Manchester Airport, in the Southern Area of the city, is driving demand for logistics and employment space with quick access to the Airport. The recognition makes it clear that more broadly the	Comment noted. No change proposed to the plan based on sufficient detail already within the policy and supporting text.	LP-289-5

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	Southern Area is an appropriate location for industrial B2 and warehousing B8 given the connectivity to Manchester Airport.		
11	Policy SGL1 inaccurately refers to MIX as The Mix, and states that offices and 4,000 homes are located in the Southern Area. However, a much broader range of uses are proposed at MIX, as supported by the Draft SRF, to provide much needed space for a range of industries within Manchester. This is recognised in the sub text for the draft policy which states the driving demand for logistics and employment space in the area. It is therefore recommended that the policy is amended to reflect the wide range of uses allocated for in the Strategic Growth Location and the correct name for the development.	Comment noted. No change proposed to the plan based on sufficient detail already within the policy and supporting text.	
12	Ringway Parish Council oppose the proposals for growth at and around the airport. They highlight the over development of Manchester Airport formerly Ringway Airport has caused untold devastation to Ringway Parish and other Manchester communities living in its shadow. Consultees have made it abundantly clear that there is opposition to both the airport itself and nearby associated development including warehousing. It is contested that the council persists with an alternative view, which would commit the area to continuing development consistent with national	Comments noted. The airport's growth plans have been developed as part of national aviation policy, as noted in the comments.	LP-12-1

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	aviation policy and necessary for economic development, whether or not this were actually beneficial.		
	Transport		
13	We welcome the general commitments to enabling active travel and have the specific comments on individual locations.	Support noted.	LP-25-19
14	Network Rail supports the policy principle that growth needs to be supported by appropriate investment in the area's transport infrastructure, which includes the rail network. This also accords with the provisions of draft Policy DC 1 which confirms that developments should make provision / contributions for associated necessary sustainable transport (i.e. that development should form an important part of the future investment in improving the rail and wider mass transit network).	Support noted.	LP-268-2
15	Request early engagement with National Highways should be undertaken to understand impacts of specific growth locations in and near Manchester Airport. Necessary assessments are expected in line with NPPF and DfT Circular 01/2022, with appropriate mitigations identified. Employment growth - particularly logistics, industrial and business districts - should be aligned with transport	Comment noted and ongoing engagement with National Highways will continue as requested.	LP-321-7

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	infrastructure capacity and resilience, as these locations may significantly alter traffic patterns.		
16	General comments setting out links between allocations in the Places for Everyone Joint Local Plan, specifically Medipark (JPA 3.1) and Timperley Wedge (JPA 3.2) with a focus on transport matters - Spine Road Infrastructure Corridor through the Davenport Green allocation and connecting it to the Medipark site is essential for achieving these joint allocations. Furthermore, the Metrolink Western Loop planned expansion would also need to be delivered through the joint allocation site with the three proposed tram stops.	Comments noted. Policy SGL11 includes explicit reference to a spine road connection within the Medipark allocation to connect to Timperley Wedge; and highlights the need to take account of the proposed Metrolink Western Loop.	LP-307-3
17	TfGM also note that the reference in this policy, to appropriate infrastructure provision required to support growth and continued capacity of these areas, does not specifically reference active travel infrastructure.	No change proposed to the plan. The plan should be read as a whole and in particular Policy SP1 which states, “New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of public transport.”	
18	General support for the policy. Highlight that it is anticipated that the current rapid transit system in the city centre is unlikely to have sufficient capacity (once options such as tram and train lengthening are exhausted) to accommodate demand by the middle of the century, driven by continued population and economic growth. Nor is the current rapid transit system likely to provide the connectivity that the city-region needs. Suggest expansion on the clause	General support noted. No change proposed to the plan. The plan should be read as a whole and in particular Policy T3 that identifies the need for specific rapid transit projects.	LP-298-2

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	covering appropriate infrastructure provision which could reference this, with the likely solution to the above issue involving tram and tram-train extensions, and developing an underground network that will complement, respond to and integrate with the existing proposals for the Liverpool Manchester Railway / Northern Powerhouse Rail.		
	Quantum and Distribution of Development		
19	Provision of 1.4 million sq metres of office space is excessive due to many more people working from home and only visiting an office for 2 or 3 days a week. This space would be better used for provision of truly sustainable and affordable council housing.	No change proposed to the plan. The identification of the office space requirement was set out in Places for Everyone (adopted March 2024).	LP-404-4
20	The housing requirement should be expressed as a minimum, reflecting Policy JP-H1 of the PfE and the Framework's requirement to boost the supply of new homes. The minimum annual requirement needs to be applied over the whole plan period, including the additional years. A requirement of 3,533 dpa over the proposed plan period (2022-2040) equates to a minimum requirement of 63,594 dwellings.	The Local Plan, alongside Places for Everyone, will form the development plan for Manchester and should be read together. Policy JP H1 in PfE sets out the housing requirement as a minimum. The plan period has been set to 2039 to be consistent with PfE.	LP-387-2
21	HBF would also seek assurances that within the mix of sites put forward, that the Council provides 10% of its housing requirement on sites no larger than one hectare (in line with paragraph 73 of the NPPF). This is to assist small and medium housebuilders in delivering homes. The HBF considers that it is	No change to the plan. The plan includes sufficient sites to meet the 10% from sites no more than one hectare.	LP-269-6

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	important that this requirement is appropriately covered by allocations rather than via windfall.		
22	Distribution - the PfE seeks to focus of growth in the Core Growth Area and Inner Areas, whilst also boosting northern competitiveness and sustaining southern competitiveness. The proposed strategy would fail to ensure that southern competitiveness is sustained by providing such little development within the south. Only 4,000 dwellings (6%) of housing provision provided in the southern areas. HSL considers that there is a need to provide significant additional development in the southern areas to sustain southern competitiveness, and to ensure that the plan provides a wide range of house types, sizes and tenures all across the city, including much needed family and affordable housing.	No change proposed for the plan. The approach in PfE applies to a southern area consisting of parts of Manchester, Trafford and Salford. The policy approach is consistent with PfE in terms of the spatial strategy set out in that plan. It is also consistent with the spatial strategy and objectives of this local plan.	LP-387-2
23	Objection to proposed growth set out in the plan which is not consistent with the development principles in Policy SP2 and linked to Places for Everyone targets.	No change proposed to the plan. The planned growth is contained within the adopted Places for Everyone Joint Local Plan. The Manchester Local Plan is consistent with that strategic plan.	LP-292-6 LP-261-22
24	No mention to the concept of the 20 minute neighbourhood.	No change proposed to the plan. The plan incorporate aspects that would feature within a 20 minute neighbourhood concept.	LP-292-6 LP-267-7 LP-261-22
25	Notwithstanding the strategic direction provided in the PfE, the HBF considers that there is a risk in focussing so many homes within specific areas of the city. the HBF recommends that the Council examines the need across the city in further detail and then seek to align the plan's strategy with that	No change proposed to the plan. The Local Plan, alongside Places for Everyone, will form the development plan for Manchester. The Local Plan is also consistent with Places for Everyone in the focus for significant growth within the Core Growth Area.	LP-269-6

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	approach. This will involve finding an appropriate balance between the strategic direction in the PfE and localised need that is also viable and deliverable.		
26	General support for the policy, identifying the quantum of housing provision enabling scope for large-scale affordable housing delivery, particularly in Inner Areas and Core Growth Area; concentration of homes in Victoria North and Holt Town aligns with regeneration priorities, which could integrate affordable housing; explicit requirement for public transport, digital, renewable energy, and social infrastructure supports inclusive growth and accessibility for lower-income households; and the benefit of mixed use developments to create vibrant communities and reduce travel costs for affordable housing residents.	Support noted	LP-278-3
	Aquarius Estate		
27	Concern that the estate remains within the Core Growth Area and it is clear from plan policies SP1, and SGL1 that policies relating to growth and the density of development relate more to the Core Growth Area than they do to the City Centre. Removing the Aquarius Estate from the City Centre clearly indicates an intent that it should be treated	Additonal wording in paragraph 8.8 highlights that the Aquarius Estate is set out as a separate area that does not fall within the City Centre policies, but is still within the Core Growth Area. It is recognised that for the Aquarius Estate, as set out in the policy, consideration of development proposals will assess	LP-383-2

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	differently to other parts of the City Centre/Core Growth Area and Aquarius residents ask that this is made more explicit in the Local Plan. Suggest to identify the Aquarius Estate as part of the Inner South Zone. Failing that we would ask that the 4th paragraph in Policy SGL1 be amended to explain that while Aquarius remains in the Core Growth area it will be treated differently: ~Subject to site and location details, the Core Growth Area will generally be a location where higher density development is appropriate. A balance must be maintained between the primary role of the Core Growth Area as an economic driver and its other roles in providing homes, retail, leisure and cultural uses, with these being complementary to the economic role. Managing the demand for space is vital to leveraging the maximum benefit to the people of Manchester whilst ensuring that any impact on existing communities such as the Aquarius Estate in Hulme is acceptable.”	whether any impact on existing communities is acceptable.	
28	Suggest revision of the key diagram so that certain parts of Hulme, specifically (i) the neighbourhood west of Higher Cambridge/Lloyds Street South and south of Stretford Road, and (ii) the area between the A1503 and Chorlton Road encompassing Homes for Change, Kim’s Kitchen, Hulme Garden Centre and the NIAMOS Centre, are no longer designated as part of the city centre. They should be shown as	No change proposed to the plan. The current area identified within the Aquarius Estate is considered to represent the extent that needs to be set out in the plan.	LP-379-7

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	Inner Areas, with the diagram's colour coding adjusted accordingly.		
29	Manchester City Council should work with the GMCA to secure formal recognition that these Hulme neighbourhoods are not to be treated under the same Greater Manchester policy approach as the Core Growth Area within the Places for Everyone framework	Places for Everyone is an adopted local plan and therefore any consideration of changes to the plan would take place at a review of the plan.	LP-379-7
	Economy/Employment		
30	General support for the policy. Request flexibility must be maintained to ensure that major industrial employers, and land critical to industrial activity, are not unintentionally displaced or constrained by the expansion of these areas, noting that Policy SGL2 supports this approach.	Support noted. The plan should be read as a whole and Policy EC 3 already provides sufficient wording to meet the concerns raised by the representation.	LP-382-5
31	Embeds the agent of change principle, including the policy explicitly states that established employment sites remain protected from restrictions on hours or operational expansion due to future complaints from new residential occupiers.	Change proposed for Policy DM1 with addition of agent of change principle	LP-382-5
32	Recommendations to further strengthen SGL1 and SGL2 in supporting major employers Add clear cross-references to the development management policy DM1 Introduce a requirement for impact assessments and mitigation strategies where new development is proposed near established industrial or employment	No change proposed to the plan. The plan should be read as a whole it is therefore not necessary to include cross referencing in the policy. The proposed change to Policy DM1 will include the agent of change principle which negates the need for further impact assessments.	LP-382-5

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	uses, particularly for high-density residential or other noise/emission-sensitive uses. Require early engagement with affected landowners such as Heineken, with practical provision for consultation on masterplans, boundary changes, and changes of use that might affect large-scale employment sites within the Core Growth Area and expanded city centre.	The Council's SCI already includes the expectation of early engagement on planning proposals.	
	Castlefield		
33	Request for a specific Castlefield policy, vision and masterplan (like Victoria North, Holt Town, etc. have) and inclusion in the Strategic Growth Locations map and narrative.	The plan has been revised to include additional policy clause for Castlefield within Policy SGL3.	LP-374-5 LP-360-9
34	Suggest a specific mention to cover Castlefield in Policy SGL 3 (City Centre Areas) as a distinct character area and clarification of South Castlefield/Britannia Basin boundaries - the triangle bordered by A57(M), Chester Road, Cornbrook Road and River Irwell request its recognition under the Local Plan as a constituent part of Castlefield as a whole.	The plan has been revised to include additional policy clause for Castlefield within Policy SGL3.	LP-374-5 LP-360-9
	Other Comments		
35	We suggest that the Local Plan explicitly require meaningful community engagement for any	No change proposed to the plan. The principles of engagement are set out in the Statement of	LP-379-7

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	proposed new infrastructure or alterations to existing facilities, and that this commitment be embedded within the Plan itself.	Community Involvement with respect to the Local Plan and for planning applications.	
36	Natural England highlight that the Plan should protect and enhance priority habitats and species. This should include appropriate protection and restoration of deep and shallow peatlands, found in fen and bog priority habitats that are valuable for biodiversity and as a carbon store. Other priority habitats include upland and lowland heathland, traditional orchards, meadows, woodlands and coastal habitats (hey note the following policies provisionally have priority habitats at their location: Policy SGL 9 - North Manchester General Hospital; Policy SGL 12 - MIX - Manchester Airport; Policy SGL 13 - Manchester Airport Strategic Site	No change proposed to the plan. The plan should be read as a whole and in particular Policy EN4 which includes specific details on priority habitats relevant to Manchester.	LP-325-5
37	Suggest a reference within each SGL policy to the GM LNRS priority for town and city regeneration and development driving new and enhanced nature-rich green space creation, building more biodiverse, accessible and climate-adapted places and buildings, and the associated actions.	No change proposed to the plan. The plan should be read as a whole and sufficient detail is provided in Policy EN4.	LP-325-5

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38	Suggest that primary healthcare and other healthcare infrastructure should be included in the wording within Policy SGL1 to ensure the sufficient and continued capacity for healthcare infrastructure is duly considered, and to highlight the need to consider the impact on health infrastructure through additional primary care provision or a financial contribution, in accordance with draft Policy DC1.	Change agreed. Wording added to Policy SGL1: “Appropriate infrastructure provision will be required to support the growth and continued capacity of these areas, with particular regard to public transport, digital, renewable energy, healthcare , social and utilities infrastructure.”	LP-322-3
39	The plan needs to focus on how the historic environment can be incorporated into, and guide plans for, the future of the Manchester, ensuring that there is a balanced approach to new development density on sites to ensure that it is appropriate and enhances its context.	Comment noted and based on further comment from Historic England, the policy is considered to address this point.	LP-318-6
40	General support for the policy. Clarification sought on how a 'comprehensive framework' will be agreed by the Council. Suggest a framework should include site-specific (e.g. SGL5 Holt Town) and set clear expectations for blue infrastructure, public realm, and canal-side design standards etc.	The approach envisaged will be via the Neighbourhood Development Framework or subsequent equivalent (n.b. the current NDF was approved by the Council's Executive in January 2025)	LP-315-6

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41	Suggest a reference the Canal and Rivers Trust work to make the waterways in the city centre (including the expanded area proposed) cleaner greener and safer which links into the vision of the draft Local Plan.	No change proposed to the plan. Sufficient detail is provided in the proposed change to Policy SP1 and existing wording in Policy EN2	LP-315-6
42	Identify that the canals in the city centre have a lot of potential to be an asset for visitors and residents and connect neighbourhoods with further investment particularly focusing on creating welcoming and accessible spaces. As a result, suggest a reference could be included within the supporting text to the policy.	No change proposed to the plan. Sufficient detail is provided in the proposed change to Policy SP1 and existing wording in Policy EN2	LP-315-6
43	General support for the policy. Highlight the need to recognise linkages to the retention and enhancement of green infrastructure and how this can enhance any areas of current ecological interest and how it can contribute to the enhancement of the Local Nature Recovery Network where this is appropriate.	General support noted. The plan should be read as a whole and details set out for green infrastructure particularly in Policy EN1.	LP-291-7
44	Highlight the need for ecological surveys/appraisals for all sites identified for development within the local plan so that informed outcomes can be made and that net gains for biodiversity can be assured. (refer to comments regarding Medipark noting no ecological surveys or appraisals had been undertaken as part of the PfE process).	Comments noted. The plan should be read as a whole and in particular Policy EN5 (Biodiversity Net Gain) that sets out expectations for development proposals.	

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45	General support for the policy with the caveat that Ardwick should be identified as a primary location for growth, and support growth in this neighbourhood from the beginning of the Plan Period, building on the identification of the area to deliver circa 2,500 new dwellings in the plan period.	General support noted. No change proposed to the plan. It is considered there is sufficient policy direction to cover Ardwick without the need to specifically identify the area as an additional growth location.	LP-285-6
46	Policy supported. Highlight the importance to recognise the need for high levels of current investment in renewing and replacing the existing infrastructure in the city, particularly as much of this dates from Victorian times. We suggest that the policy could helpfully reference this important requirement.	Support noted. The plan references the Victorian influence upon the city in the Spatial Portrait (paragraphs 5.25 and 5.26).	LP-284-6
47	General support for the policy. Lidl highlight the proposed growth in in homes and employment areas will necessitate the provision of ancillary services such as food retail provision. On this basis, an explicit acknowledgement as to the need for retail provision to support this growth should be set out within the wording of this policy to ensure sustainable growth in these areas.	General support noted. No change proposed to the plan. The plan should be read as a whole and sufficient guidance is given with respect to retail provision within the suite of policies covering the city, district and local centres in Manchester (Policies C1 to C7).	LP-282-5
48	Policy supported. The specific reference to the inclusion of NOMA within the city centre is highlighted for particular support.	Support noted.	LP-280-2
49	Identify potential challenges and risks including the Core Growth Area Focus may prioritise market-led housing, risking affordability unless strong policy intervention is applied; high land values and demand for commercial space could crowd out	Comments noted. The plan should be read as a whole where policies H2 and DC1 set out how affordable housing will be sought including the use of developer contributions.	LP-278-3

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	affordable housing provision; the lack of Explicit Affordable Housing Targets leaving delivery dependent on developer negotiations; growth near Manchester Airport and Medipark may favour professional housing markets, with limited emphasis on affordable housing for local communities; and infrastructure improvements may lag behind housing delivery, disproportionately affecting affordable housing residents.		
50	Identify suggested changes including setting minimum affordable housing quotas for each Strategic Growth Location; the use of public land and strategic sites to prioritise affordable housing delivery in Core Growth Area; linking infrastructure investment to inclusive housing strategies, ensuring benefits reach low-income households; and embedding tenure mix requirements in planning frameworks for regeneration areas.	Comments noted. No change proposed to the plan. The plan should be read as a whole where policies H2 and DC1 set out how affordable housing will be sought including the use of developer contributions.	LP-278-3
51	General support for the policy. Suggest that the wording of Policy SGL 1 should better highlight the importance of the homes, retail, leisure and cultural uses by describing them integral, rather than complementary, to the economic role.	Support noted. No change proposed to the plan as the current wording is considered to reflect the relationship between the key economic role of the Core Growth Area and other development that will complement that role.	LP-276-4 LP-23-7
52	In addition to the identified Core Growth Areas, the draft Local Plan also proposes housing allocations adjacent / close to rail infrastructure, including stations, level crossings and / or the railway line	Comments noted. No change proposed to the plan. The plan should be read as a whole particularly policy DM1 which sets out key aspects to be considered in all applications.	LP-268-2

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	more generally (e.g. housing sites refs: SGL 4, 5 & 10). With regards to such proposed allocations and the identified Core Growth Areas, Network Rail requests that the following requirements be incorporated into the Local Plan For any residential development proposed close to the railway, early engagement is required with the property and operational teams within Network Rail. Such development should not restrict existing or likely future operational rail requirements in line with the agent of change principle established in paragraph 200 of the National Planning Policy Framework (December 2024). Development proposed in the vicinity of level crossings needs to be appropriately assessed and managed, with early contact with Network Rail an important part of this process. Additionally, developers will be required to enter into an Asset Protection Agreement to ensure future protection of railway infrastructure; and Relevant policies for growth areas and site-specific allocations should specify any associated necessary rail upgrades in consultation with Network Rail.		
53	Highlight there is no reference to green/blue infrastructure despite these being referenced in the earlier Policy Statements as being important for	No change proposed to the plan. The plan should be read as a whole and details set out for green infrastructure particularly in Policy EN1.	LP-29-7

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	citizens (and biodiversity. Acknowledge Policy SGL2 sets the need for measures to ensure growth does not increase surface water and river flood risks and therefore should also be included in other growth locations.		
54	The push for growth is unlikely to address inequalities inherent in the current system. Thus, there is little chance to improve the health and lives of those living in poverty.	Comment noted. The plan is accompanied by an Equalities Impact Assessment that sets out how the plan seeks to address inequalities within the city.	LP-28-7
55	The policy approach has nothing to say about how the city centre/SGLs interact with neighbouring areas of the inner areas of the city. Present development patterns are creating a cliff edge effect between new and existing communities, and this approach seems likely to spread this out to larger sections of the city. Suggest that the communities very close to ECC/CGA need specific policies that aim to mitigate the impact of increasing densification in their vicinity, specify how opportunity sites should be handled to allow development that allows gentle densification, and accepts that these communities may have a role to play in a wider regional centre. As the nightlife economy continues to utilise space adjacent to these residential areas they need a planning framework that can adapt to the conflicting/overlapping needs of these specific areas.	No change proposed to the plan. The plan should be read as a whole and specific policies including Policies SP2 and DM1 provide key principles and matters to consider for all development proposed, taking account of the relationship between new and existing development.	LP-6-2

Question No 8 - Manchester City Centre

Do you agree with this policy? Yes (5) In Part (9) No (0)

Yes (LP321-8, LP316-1, LP309-8, LP300-6, LP280-3)

In part (LP385-7, LP315-7, LP272-4, LP28-8, LP25-7, LP23-1, LP9-20, LP6-4, LP2-2)

	Respondents comments	MCC Response	Respondent ID
1	Support	Support and comments noted	LP29-8, LP270-2, LP280-3, LP284-7, LP289-6, LP298-3, LP300-6, LP309-8, LP316-1, LP318-7, LP321-8, LP323-3.
	Proposed City Centre Boundary		
2	Support expansion of the City Centre and also suggests introducing a fringe area outside the proposed boundary such as Strangeways/Victoria North and Holt Town which are likely to have City Centre type development.	Support noted. No change proposed to the plan to introduce a fringe area outside the proposed city centre boundary. The local plan provides sufficient flexibility that takes account of the issue/objection raised.	LP6-4
3	The City Centre boundary should not be expanded as shown in the Draft Local Plan or include the Aquarius Estate, Manchester Academy or reach	No change proposed to the plan. The City Centre is identified as a key asset within the PfE and forms the most significant part of the Core Growth Area. The Manchester Economic Strategy acknowledges the	LP265-1, LP304-5, LP388-5, LP396-2,

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	residential areas in Moss Side. This area is not suitable for high density housing or PBSA.	City Centre will need to expand outward and upward and utilise areas in the proposed boundary stating expansion of commercial space in the city centre is crucial for fostering economic growth. The City Centre is the most sustainable and suitable location for high-density commercial and residential space in Manchester but also the wider sub-region. The Manchester Draft Local Plan is proposing to extend the boundary of the City Centre to reflect the above but also reflects on the ground realities of existing neighbourhoods where change is not expected. To this end it excludes areas not considered suitable for the City Centre, this includes Hulme and Rusholme District Centres, the Aquarius Estate and parts of Moss Side neighbourhood. PBSA Housing is dealt with in Policy H7 which sets out criteria to consider the most appropriate location.	
4	Welcomes the removal of the Aquarius Estate from the proposed City Centre boundary and would like the following areas taken out of the proposed boundary Hopton Court, Cooper House and the area around Old Birley Street including Homes for Change, Kims Kitchen, NIAMOS Centre and Hulme Garden Centre. The areas removed from the Proposed City Centre boundary should be identified as Inner Areas and not within Core Growth Area of the PfE or made clear what remaining within the Core Growth Area means.	No change proposed to the plan. The Local Plan is required to be in accordance with the PfE which was adopted in 2024 and sets out the Spatial Strategy including the Core Growth Area and Inner Areas. See above regarding response to the proposed city centre boundary.	LP181-1 to LP252-1, LP265-1, LP308-8, LP379-8, LP383-1, LP388-5

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5	The expansion of the City Centre should be managed to ensure it does not result in harm to its economic function, particularly retail. Bullet points relating to the vitality and viability of the Primary Shopping Area are supported with one change suggested.	Change agreed. Policy GL2 seeks to recognise the primary role of the City Centre is its economic function and recognise the role of the Primary Shopping Area. Amend policy to state: “... town centre uses will be considered suitable, with the exception of retail within Planning Use Class E(a)”	LP23-1, LP276-5
6	The City Centre areas referred to in Policy SGL2 should be defined on the Policies Map.	No change proposed to the plan. The City Centre sub areas are shown as points on Picture 8.3 City Centre Areas. More detail is provided in Council Strategic Development Frameworks, which can be updated to reflect on the ground changes to boundaries.	LP264-1
7	Policy and key diagram should be cross checked to make sure it correlates with the University’s land ownership across the All Saints and Birley Fields campuses.	No change proposed to the plan. The proposed city centre area boundary is drawn to achieve policy objectives.	LP316-1
	Flooding		
8	Environment Agency and others seek reference to flood risk to reflect importance of water efficiency and multifunctional role of SUDs. Several site allocation policies rely on cross-referencing thematic policies (e.g., EN9 Flood Risk, EN8 Water Quality) rather than embedding specific requirements. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments	LP324-13, LP386-5

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	(BRIL) in Victoria North. Growth Locations should make reference to AQMA's, protection of Environment Agency's Assets, Groundwater Protection and SPZ compliance and Water Framework Directive.	will be made to these policies where appropriate to take account of comments.	
	Environment		
9	Include more green space in the City Centre. S106 should be used to improve the local green space. The Local Plan should consider public space management policy. It should include reference to Public Realm and Waterway Management Framework for Castlefield.	No change proposed to the plan. The plan should be read as a whole. The policy wording provides sufficient flexibility. A Strategic Regeneration Framework (SRF) or Masterplan for Castlefield is the appropriate document for detailed consideration of the area. Provision of green space is covered in policy DC1 Developer Contribution.	LP2-2, LP281-4, LP311-5, LP358-6, LP363-2, LP374-7
10	Permeability should also relate to the free movement of wildlife through urban environments and require development to contribute towards connections.	No change proposed to the plan. The GM Local Nature Recovery Strategy recognises the benefit to wildlife of a connected ecosystem and this is dealt with in PfE PolicyJP-G2 Green Infrastructure Network. Within the Local Plan EN1 Strategic Green and Blue Infrastructure, EN2 River Valleys and Waterways, EN3 Trees and Woodland, EN4 Biodiversity and Geodiversity, EN5 Biodiversity Net Gain provide policy coverage for the LNRS in Manchester.	LP25-7, LP291-8
	Housing		

	Respondents comments	MCC Response	Respondent ID
11	Provision of 40,000 new homes creates opportunities for further affordable housing. There are no explicit affordable housing targets which are a risk to delivery. Use public land and strategic sites for mixed-tenure schemes with guaranteed affordable housing. Enforce minimum space and quality standards for high-density housing. Link inclusive growth objectives to housing delivery, ensuring low-income households benefit from economic opportunities. Restrict over-provision of student accommodation to avoid imbalance in housing mix.	No change proposed to the plan. The affordable housing target of 30% relates to the whole City and individual targets are avoided to ensure consistency of approach, as set out in Policy H2 Affordable Housing. The City Council uses a range of approaches to deliver affordable housing and this includes using its own land where appropriate. PfE policy JP-H3: Type, Size and Design of New Housing requires all new homes to comply with national space standards and reference is made to this in the draft Local Plan Housing Chapter. Inclusive growth objectives and policies are set out in PfE and draft local plan Policy SP2 identifies inclusive growth as a strategic issue. Student Housing is dealt with in policy H7 Purpose Built Student Accommodation.	LP278-4
12	Awaiting the publication of the PBSA Study before making further comments.	No change proposed to the plan. The PBSA report will be part of the Publication Local Plan Evidence	LP300-6
13	The recognition of the demand for high quality student accommodation in Policy SGL2 is not consistent with Policy H5: Student Accommodation which required demand to be demonstrated (Policy H5 should be amended).	Change agreed. Amend wording to City Centre policy to be consistent with Student Accommodation policy and refer to need.	LP264-1
14	There is a need for more family housing in the City Centre.	No change proposed to the plan. The need for larger homes in the City Centre is acknowledged in Table 10.2 and Policy H1 which specifically identifies the need for larger homes.	LP363-2

	Respondents comments	MCC Response	Respondent ID
	Employment		
15	Policy is not supported with regard to the requirement for all development to incorporate employment development.	No change proposed to the plan. The policy does not require all development to incorporate employment, stating “Proposals without employment opportunities will be the exception and must have a clear justification”.	LP264-1
	City Centre Areas		
16	Reference should be made to Mayfield and the policy text should outline the role of SRF's to provide certainty for investors and ensure policy support. It should also list the areas to be included in the expanded area including Mayfield.	No change proposed to the plan. Mayfield is dealt with in policy SGL3 City Centre Areas. A description of the expanded areas of the proposed City Centre boundary is given in paragraph 8.15.	LP272-4
17	Network Rail support reference to Piccadilly area but would like acknowledgement of the role of Oxford Road Station and the improvement and increasing capacity plans. Network Rail also seek to promote the wider Manchester and North West Transformation Programme.	Change agreed. Amend policy to: Improvements and upgrades to all city centre railway stations and their surroundings will be considered suitable, where they to increase capacity and functioning of railway stations and support economic growth in the adjacent areas, including at Oxford Road Station. Amend last sentence in paragraph 8.15 to: “It has major transport infrastructure such as Manchester Piccadilly Station, Manchester Victoria Station, Manchester Oxford Road....” Support noted with regard to Piccadilly.	LP268-3

	Respondents comments	MCC Response	Respondent ID
18	Along the Oxford Road Corridor complementary food and beverage provision should be encouraged to make the area an attractive place to live and work.	No change proposed to the plan. The policy states “Proposals for other uses should be complementary to and enhance this role”, which provides sufficient flexibility that takes account of the issue raised.	LP20-5, LP264-1
19	The policy should be amended to reference innovation rather than only health innovation. “...provision for hospitals and health innovation facilities, life sciences, innovation , research and university provision within the Oxford Road Corridor.”	Change agreed. Amend policy to: “...provision for hospitals and health innovation facilities, life sciences, innovation , research and university provision within the Oxford Road Corridor.”	LP20-5
	Pubs		
20	Protect pubs in Manchester City Centre.	No change proposed to the plan. Pubs are a supported planning use in centres and are recognised as important to the City. The Local Plan recognises the importance of the leisure and evening economy in policy C9 Leisure Developments and C10 Leisure and the Evening Economy. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP368-1
	Neighbourhoods		
21	Resilience of local neighbourhoods and working remotely should be encouraged.	No change proposed to the plan. Comments noted.	LP28-8
	Indoor and Outdoor Sports Facilities		
22	Include the need for new and/or improved indoor and outdoor sports facilities as a result of any	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved	LP9-20

	Respondents comments	MCC Response	Respondent ID
	increase in demand from new residential development, on the basis of evidence provided in the latest Strategy - Playing Pitch and Outdoor Sports Strategy and Built Facilities Strategy. Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance. Policy wording is not strong enough to "protect" loss of existing sports facilities or playing fields in line with NPPF paragraph 104.	existing sport and recreation facilities commensurate with the demand they would generate. Policy Si2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 strategic Green and Blue Infrastructure and T1 Transport Principles. With regard to protection of open space this is set out in Policy SI1 Protection of existing Open Space, Sport and Recreation land and facilities. With regard to playing fields the NPPF provides significant policy direction. The Local Plan picks up the approach to playing fields in Policy EN1 Strategic Green and Blue Infrastructure and Policy SI1 Open Space, Sport and Recreation.	
	Canals		
23	Policy should recognise the role of canals as key public realm, heritage and active travel routes.	No change proposed to the plan. Policy EN2 addresses public realm and canals, and the policy	LP315-7

	Respondents comments	MCC Response	Respondent ID
		wording provides sufficient flexibility that takes account of the issue raised. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	
	Disabled Access		
24	Add in reference to " accessible " business floorspace and homes meeting standards based on M4(2) and M4(3).	No change proposed to the plan. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to disabled people, any further amendments, considered necessary, will be made to this policy. PfE policy JP-H3: Type, Size and Design of New Housing requires all new homes to comply with M4(2) and this is reiterated in the Policy H3 which refers to this standard and also M4(3). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP385-7
	Agent of Change		
25	Embed the Agent of Change principle within SGL2 to ensure existing industrial/employment uses such as Heineken Brewery are not impacted by high density residential development.	No proposed change to the plan. Policy DM1 has been amended to take account of agent of change.	LP382-6
	Transport		
26	TfGM Policy should consider the role of the inner Ring Road which acts as a barrier to movement and integration between the city centre core and	Change agreed. Amend policy to: "Ensure proposals make provision for enhanced active travel sustainable public transport	LP298-3

	Respondents comments	MCC Response	Respondent ID
	emerging neighbourhoods. Suggest policy wording is amended to existing bullet point 16 as follows: “Ensure proposals make provision for sustainable active travel, public transport and highway improvements, in accordance with the City Centre Transport Strategy to 2040, the Greater Manchester Local Transport Plan: Manchester Local Implementation Plan and any subsequent strategy or guidance adopted in the future”. Include reference to improve capacity and connectivity of rapid transit system in SGL2 if not included on SGL1 as requested in previous comment.	and highway improvements, in accordance with the City Centre Transport Strategy to 2039 2040, the Greater Manchester Local Transport Plan: Manchester Local Implementation Plan and any subsequent strategy or guidance adopted in the future.	

Question No 9 - City Centre Areas

Do you agree with this policy? Yes (1) In Part (11) No (2)

Yes (LP321-9)

In part (LP385-8, LP316-2, LP315-8, LP280-4, LP272-5, LP267-8, LP28-9, LP25-3, LP23-12, LP20-7, LP9-21)

No (LP395-7, LP292-7)

	Respondents comments	MCC Response	Respondent ID
1	Support	Support noted	LP20-7, LP270-3, LP284-8, LP285-7, LP289-7
	Proposed City Centre Boundary		
2	Revise the Key Diagram proposed City Centre boundary and take out Hopton Court, Cooper House and the area around Old Birley Street including Homes for Change, Kims Kitchen, NIAMOS Centre and Hulme Garden Centre. The areas removed from the City Centre Boundary should be identified as Inner Areas and not within Core Growth Area or made clear what remaining within the Core Growth Area means.	No change proposed to the plan. See response to Q8 City Centre points 3 and 4.	LP308-9, LP379-9
3	Concern expressed about the extension of the City Centre into Hulme and Ancoats for those living there and concern they may be priced out through gentrification. Monitor displacement risk and implement mitigation strategies for existing communities.	No change proposed to the plan. Policy SP2 provides an overarching policy to ensure development in all parts of the City makes a positive contribution to neighbourhoods of choice. Monitoring of displacement is outside the scope of the plan.	LP267-8, LP278-5, LP292-7, LP395-7

	Respondents comments	MCC Response	Respondent ID
	Employment		
4	Economic growth may be impacted by geopolitical shocks and reduce demand for new office space. Also, existing over-supply and changes in working patterns are likely to reduce office demand.	No change proposed to the plan. The requirement of employment space is set out in the PfE and the Local Plan must be consistent with the PfE. Evidence considering future employment need and demand informed the PfE, which was adopted in 2024.	LP261-23, LP267-8, LP292-7
5	Add reference to Heineken Brewery as an existing employment site.	Change agreed. Amend policy sub-section Oxford Road Corridor last sentence to: “The area is also home to other significant employers and proposals should seek to maximising their contribution.” Add a new paragraph following policy to say: “The City Centre expanded area includes a number of significant employers that have been operating in the City for many years and it is important that these employers are able to continue investing in their sites, such as Heineken Brewery.”	LP382-7
	Environment		
6	Build on LNRS as opportunity for wildlife corridors along canals and waterways and other green and blue infrastructure. Improve references to particular waterways, canals and green infrastructure within the relevant areas - Piccadilly, Mayfield, Oxford Road Corridor, St. John's and Enterprise City, St Mary's	No change proposed to the plan. The GM Local Nature Recovery Strategy recognises the benefit to wildlife of a connected ecosystem and this is dealt with in PfE PolicyJP-G2 Green Infrastructure Network. Within the Local Plan,	LP25-3, LP29-9, LP291-9, LP315-8

	Respondents comments	MCC Response	Respondent ID
	Parsonage, NOMA, Strangeways, Ancoats & New Islington and Central Park (wording suggested). Consider the impact of tall buildings on Mayfield Park and connections to adjacent neighbourhoods. Work collaboratively with Salford regarding the River Irwell and also Salford's riverside park.	Policies EN1, EN2, EN3, EN4 and EN5 provide policy coverage for the LNRS in Manchester. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. With regard to Mayfield the draft Local Plan provides sufficient guidance to consider issues on a case by case basis in any development proposals.	
7	Cross reference to policies on Urban Green Factor and biodiversity.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP28-9
8	Environment Agency and others state all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9. Several site allocation policies rely on cross-referencing thematic policies (e.g., EN9 Flood Risk, EN8 Water Quality) rather than embedding specific requirements. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL), in areas like Victoria North. Growth Locations should make reference to AQMA's, protection of	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Policy EN2, EN8 and EN9 cover the need to use appropriate water management systems to improve water quality and prevent pollution. Ground water abstraction is dealt with under separate legislation. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments	LP29-9, LP324-24

	Respondents comments	MCC Response	Respondent ID
	Environment Agency's Assets, Groundwater Protection and SPZ compliance and Water Framework Directive. Developments with canal side frontages should be required to prevent bank erosion and water pollution during construction. In growth areas including around Piccadilly and Oxford Road but others may be considered, enhanced attenuation and SUDs should be mandatory. Where heritage constraints exists policy should balance conservation with the need for green infrastructure and flood resilience.	will be made to these policies where appropriate to take account of comments.	
	Housing		
9	Expresses concern that the focus on tall buildings and high-density schemes may limit affordable housing delivery. Policy should set minimum affordable housing requirements for all regeneration areas. Oxford Road Corridor explicitly supports Purpose Built Student Accommodation, which could reduce land availability for family or affordable housing. Use public land and strategic sites for mixed-tenure schemes with guaranteed affordable housing. Link regeneration to inclusive growth objectives, ensuring low-income households benefit from economic opportunities.	No change proposed to the plan. High density schemes are sustainable and appropriate in certain locations including the City Centre, and accord with national policy and PfE. The affordable housing target of 30% relates to the whole City and individual targets are avoided to ensure consistency of approach, as set out in Policy H2. The City Council uses a range of approaches to deliver affordable housing and this includes using its own land where appropriate. Inclusive growth objectives and policies are set out in PfE and Policy SP2 identifies inclusive growth as a strategic issue. The approach to Purpose Built Student Accommodation is sets out within Policy H5,	LP278-5

	Respondents comments	MCC Response	Respondent ID
		including criteria for the identifying suitable locations.	
	Transport		
10	National Highways states the Local Plan should include a reference to transport evidence to ensure regeneration is appropriately located, accessible and aligned with national transport and environmental objectives.	No change proposed to the plan. PfE Transport and Digital Connectivity Chapter and specifically Policy JP-C8: Transport Requirements of New Development sets out requirements for considering new development, including transport assessments and JP-C4- Strategic Road Network deals with interventions on the SRN requiring collaboration between parties. Within the draft Local Plan Transport and Digital Connectivity Chapter policies alongside PfE policies provides sufficient flexibility that takes account of the issue raised.	LP321-9
11	Expresses concern at the risk of NPR not being delivered.	No change proposed to the plan. Comment noted.	LP309-9
12	TfGM state reference could be made to encourage and support proposals which improve the capacity and connectivity of the rapid transit system across Manchester City Centre and City Centre Salford.	Change agreed. Amend policy City Centre GL2 and include a new bullet point: “Improving capacity and connectivity of rapid transit system within the City Centre and to surrounding areas will be supported.”	LP298-4
	City Centre Areas		

	Respondents comments	MCC Response	Respondent ID
13	A lack of policy direction for Castlefield within the Local Plan. Suggest a Growth Centre Designation/ Local Area within a newly defined boundary for Castlefield. Seek policy reference to South Castlefield/Britannia Basin, the development already approved lacks a coherent spatial plan related to travel infrastructure and urban greenery. Seeks inclusion of a new subheading setting out the principles required for South Castlefield. It also seeks more information on the past regeneration of Castlefield and recent developments, plus recognition of the area as a "Western Gateway", transport planning, green and blue infrastructure and its heritage. Suggests enhancing public realm using S106/s278 contributions	Change agreed The City Council is committed to the improvement of the Castlefield area and is preparing a Strategic Regeneration Framework which will deal with the strategic issues. Add new Sub-section as follows: “Castlefield : Water Street Proposals will be expected to provide a significant new park centred on the River Medlock. Deliver a residential-led neighbourhood comprising high density homes, including tall buildings. These should be located at gateway locations and along strategic edges. Deliver a network of permeable, active streets that improve connectivity across the site and beyond addressing existing severance and activating viaduct arches. Extend and enhance pedestrian and cycle networks, including connections to key destinations such as the Science and Industry Museum and Aviva Studies. Provide strong east–west and north–south routes, ensuring legibility and ease of movement.”	LP281-5, LP311-6, LP329-1, LP355-1, LP358-7, LP374-6
14	Seeks amendment to policy wording to recognise the commercial uses along the Oxford Road Corridor and also seeks reference to key partners	No change proposed to the plan. The policy states “Proposals for other uses should be complementary to and enhance this role”, which provides sufficient flexibility that takes account of the issue raised. The	

	Respondents comments	MCC Response	Respondent ID
	working with the key institutions referenced within the Oxford Road Corridor.	policy provides sufficient guidance to consider issues on a case by case basis in any development proposals and there is no need to refer to development partners.	
15	The comment demonstrates how sites within St John's and Enterprise City can contribute to the City Centre's policy objectives, including catering for the quantum of office floorspace, integrating into the wider area and contribute positively to the City Centre's character and sense of place.	No change proposed to the plan. Comments Noted.	LP289-7
16	The City Centre areas should be shown on a map base rather than as a points.	No change proposed to the plan. The City Centre sub areas are shown as points on Picture 8.3 City Centre Areas. More detail is provided in Council Strategic Development Frameworks, which can be updated to reflect on the ground changes to boundaries.	LP264-2, LP284-8
17	Need to recognise that greater flexibility is required in application of density standards in areas such as Mayfield to respond to market changes and ensure deliverability. Also suggests wording changes to reflect SRF in more detail.	No change proposed to the plan. The PfE and Local Plan policies provides sufficient flexibility to take account of the issue raised.	LP272-5
18	Suggested policy wording amends to the NOMA section. "NOMA is a significant gateway location in the northern area of Manchester City Centre, close to the Primary Shopping Area; Victoria Station; Northern Quarter and Victoria North. Proposals	No change proposed to the plan. The policy wording provides sufficient flexibility that takes account of the issue raised. The term mixed use allows for a range of uses including hotels.	LP280-4

	Respondents comments	MCC Response	Respondent ID
	will be expected to consider connectivity and improve integration between the surrounding areas, particularly through improvements to the highway network. The area is suitable for high density commercially led mixed-use office and residential development which involves both new and reuse of buildings, along with hotel use. Proposals will be expected to take account of relevant heritage assets and , contribute towards place making, create interconnected areas, accessible public realm and links through to Victoria North and the Irk Valley. This includes improvements to pedestrian routes along and across Miller Street, to improve visual appearance and safety..		
19	The policy should give greater consideration to the area within which the Arndale Centre is located and include its own section in the policy.	No change proposed to the plan. The Primary Shopping Area which includes the Arndale is referred to in Policy GL2. Policy GL3 refers to areas where major regeneration and redevelopment will be focused to deliver office and residential growth.	LP23-12, LP276-6
20	Suggested wording to the section on Oxford Road Corridor to reference innovation, research and life sciences and leisure and food and drink uses. Proposals will make provision for improved digital infrastructure, high density mixed use development, innovation and research and life sciences. Leisure and food and beverage uses to support these uses will be encouraged. ”	Change agreed. In sub-section Oxford Road Corridor add wording in bold to second paragraph first sentence “Proposals will make provision for improved digital infrastructure, high density mixed use development, innovation and research and life sciences.. ” Policy GL2 adequately addresses the need for complementary uses along the Oxford Road	LP20-7

	Respondents comments	MCC Response	Respondent ID
		Corridor and the approach to leisure and food and beverage uses in the City Centre.	
	Historic Environment		
21	Historic England state coverage of the historic environment is not consistent across all of the city centre areas included under Policy SGL3. The supporting text of this strategic policy should emphasise the importance of development taking appropriate account of the historic environment, maximising opportunities to enhance heritage assets and the contribution they make to the character of a place. This could include a reference to Policy D2: Character Areas and heritage policies in the plan.	No change proposed to the plan. The general City Centre policy adequately addresses heritage and cross references to the relevant heritage section in the plan, it states: “Ensure proposals take appropriate account of relevant heritage assets and their settings, including Conservation Areas and Listed Buildings in accordance with Policy D 4 Heritage and Policy D5 Conservation Areas, Listed Buildings, and Registered Parks and Gardens.”	LP318-8
	Design		
22	Concerns raised regarding design and placement of street bins and benches, particularly in the City Centre and South Manchester.	No change proposed to the plan. Comments noted. Design is dealt with in Policy D1 Design Principles. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP344-8
	Health		
23	NHS Property and Integrated Care Board recommend including additional wording to highlight the need to consider the impact of development, particularly residential, on health infrastructure and whether additional primary care infrastructure is needed or a financial contribution.	No change proposed to the plan. PfE policy JP-P6 Health address impact of development on health infrastructure. The Policy DC1 lists health and well being facilities.	LP319-7
	Mixed Use Communities		

	Respondents comments	MCC Response	Respondent ID
24	Reference should be made to services and leisure facilities being included in the mixed use neighbourhoods.	No change proposed to the plan. The term mixed use development includes services and leisure facilities.	LP267-8
	Indoor and Outdoor Sports Facilities		
25	Include the need for new and/or improved indoor and outdoor sports facilities as a result of any increase in demand from new residential development, on the basis of evidence provided in the latest Strategy - Playing Pitch and Outdoor Sports Strategy and Built Facilities Strategy. Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance.	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. Policy SI2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 strategic Green and Blue Infrastructure and T1 Transport Principles.	LP9-21
	Disabled Access		
26	Add in reference to "accessible" public realm and add in reference to improve disabled people's car parking in NOMA.	No change proposed to the plan. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to	LP385-8

	Respondents comments	MCC Response	Respondent ID
		disabled people, any further amendments, considered necessary, will be made to this policy.	

Question No 10 - Victoria North**Do you agree with this policy? Yes (2) In Part (5) No (1)****Yes (LP321-1, LP309-10)****In part (LP395-8, LP385-9, LP28-10, LP25-12, LP9-44)****No (LP19-1)**

	Respondents comments	MCC Response	Respondent ID
	Support		
1	Support policy proposals	Support noted	LP282-6, LP298-5
2	Support mixed housing	Support noted	LP278-6, LP379-10, LP395-8
3	Welcome focus on green and blue infrastructure	Support noted	LP278-6, LP296-7, LP308-10, LP379-10, LP386-6
4	Welcome the reference to development proposals being designed to capitalise and respond positively to the area's unique characteristics, including key views and vistas and its built assets.	Support noted	LP318-9
5	Welcome that the area policy refers to enhancing and extending green and blue infrastructure	Support noted	LP25-12, LP278-6, LPLP291-10
6	Welcome retention and improvements to Sandhill Park	Support noted	LP291-10
7	Welcome commitment to active travel, public transport and social infrastructure	Support noted	LP278-6
8	Welcome comprehensive planning approach	Support noted	LP278-6

	Respondents comments	MCC Response	Respondent ID
9	Welcome and support development of Vauxhall Gardens as medium to high density residential led neighbourhood, and reference to a new Metrolink stop	Support noted	LP298-5
10	Welcome ref to River Irk Valley	Support noted	LP29-10
	Green and Blue Infrastructure		
11	Support requests for designation for Local Green Space within area	A separate assessment has been undertaken to look at all sites which have received a request for Local Green Space designation. Any sites that are proposed for designation following this assessment will be included in the Local Plan.	LP19-1, LP395-8
12	Vauxhall Gardens should be retained (and improved) as green space	No change proposed to the plan. Vauxhall Gardens will provide a vital central hub for the area. Sandhills Park will be retained and improved.	LP19-1, LP308-10, LP388-3
13	Would like all existing green space be preserved and enhanced to offset impact of development	No change proposed to the plan. The policy states that development will contribute to an enhanced and extended green and blue infrastructure network comprising a new City River Park, green spaces, green links and public realm and that green infrastructure will be integrated throughout the development.	LP296-7, LP308-10, LP379-10
14	Cross reference urban green factor and biodiversity policies	No change proposed to the plan. The plan should be read as a whole and therefore we keep cross referencing to a minimum.	LP28-10
15	Would like to see reference to the LNRS so that retained and new green and blue infrastructure can be designed to enhance the ecological networks	No change proposed to the plan. The plan should be read as a whole and Policy EN1 states that proposals are expected to ensure green and blue	LP291-10

	Respondents comments	MCC Response	Respondent ID
		infrastructure are consistent with...the Greater Manchester Local Nature Delivery Strategy.	
16	Improvements to east and west green links beyond the area should be in requirements	No change proposed to the plan. The plan should be read as a whole and Policy EN1 states that proposals will be expected to incorporate links to existing green and blue infrastructure to improve the accessibility of Manchester's open spaces and increase the potential for wildlife corridors.	LP25-12
17	There should be good opportunity to enhance walking along the river valley as part of the Cyan Line for the Irk Valley	Comment noted	LP29-10
18	The River Irk is classed as moderate ecological status under the WFD therefore EA suggest the following wording ' Proposals adjacent to the River Irk and Moss Brook must demonstrate compliance with the Water Framework Directive (WFD) and include measures to enhance ecological status, such as riverbank naturalisation, removal of hard engineering where feasible, and pollution prevention during construction. Development must not prevent the realisation of WFD improvement objectives, particularly the removal of weirs and culverts where these are identified as barriers to achieving 'good' ecological status.	No change proposed to the plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	LP324-15
19	Within Red Bank, in addition to capitalisation of industrial heritage, design of the integrated green and blue infrastructure should also consider the	No change proposed to the plan. The plan should be read as a whole and Policy EN1 states that proposals are expected to ensure green and blue	LP291-10

	Respondents comments	MCC Response	Respondent ID
	existing habitats such as the wooded areas along the banks of the river as outlined in LNRS.	infrastructure are consistent with...the Greater Manchester Local Nature Delivery Strategy.	
20	Link green infrastructure investment to inclusive housing strategies ensuring low-income households benefit	This is beyond the scope of the Local Plan	LP278-6
	Housing		
21	30% of new homes should be social rent	No change proposed to the plan. The affordable housing target of 30% relates to the whole City to ensure consistency of approach, as set out in Policy H2. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP19-1, LP296-7, LP308-10, LP388-3
22	No of social homes to be delivered should be specified	As point 21 above	LP296-7, LP388-3
23	Set minimum affordable housing quotas	As point 21 above	LP278-6
24	Guarantee tenure mix in masterplans	The detail in Masterplan documents is beyond the scope of the Local Plan however Policy H1 states that a range of housing sites, types and tenures will be delivered to meet the need highlighted in each area of the City as set out in the Housing Needs Assessment. Policy H2 sets out the expected tenure mix for affordable housing. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP278-6
25	Plan should set clear mix of housing for each area	No change proposed to the plan. The plan should be read as a whole and Policy EN1 states that proposals are expected to ensure green and blue infrastructure are consistent with...the Greater Manchester Local Nature Delivery Strategy. Further	LP19-1

	Respondents comments	MCC Response	Respondent ID
		detail is provided in endorsed frameworks which will support and guide development in accordance with the Local Plan policies.	
26	A new policy line should be introduced that specifically protects existing provision and availability of homes ‘New development should protect the existing provision and availability of social rent homes while increasing availability through new build, compulsory purchase, support for community-led projects or other means’	No change proposed to the plan. The plan should be read as a whole and Victoria North is subject to the Affordable Housing policy H2 which states that 70% of all affordable housing should be social housing.	LP296-7, LP388-3
27	Prioritise affordable housing in family-oriented areas like Collyhurst Village and South Collyhurst	No change proposed to the plan. Further detail is provided in endorsed frameworks which will support and guide development in accordance with the Local Plan policies.	LP278-6
28	If Vauxhall Gardens is developed, social housing should be included	No change proposed to the plan. The plan should be read as a whole and Victoria North is subject to the Affordable Housing policy H2 which states that 70% of all affordable housing should be social housing.	LP308-10, LP388-3
29	A proportion of homes at Eggington St and Smedley Dip should also be designated social housing	No change proposed to the plan. The plan should be read as a whole and Victoria North is subject to the Affordable Housing policy H2 which states that 70% of all affordable housing should be social housing.	LP308-10, LP379-10
	Flooding, Air and Water Quality		
30	EA state all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9. Several site allocation policies rely on	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal	LP324-15

	Respondents comments	MCC Response	Respondent ID
	cross-referencing thematic policies (e.g., EN9 Flood Risk, EN8 Water Quality) rather than embedding specific requirements. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL), in areas like Victoria North. Growth Locations should make reference to AQMA's, protection of Environment Agency's Assets, Groundwater Protection and SPZ compliance and Water Framework Directive.	with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	
31	EA supports the reference in the policy to the need to consider flood risk and incorporate nature-based solutions but wording too generic. Proposed rewording: ' Development proposals must implement robust flood risk mitigation measures, including site-specific flood risk assessments, incorporation of Sustainable Drainage Systems (SuDS), and nature-based solutions to manage fluvial and surface water flooding. Design for exceedance routes and long-term maintenance plans for SuDS must be secured. '	As point 30 above	LP324-15
	Infrastructure		
32	UU welcomes 2nd para but could be strengthened by adding ' Development within the growth location will be achieved through a comprehensively planned approach set out in this policy and guided by endorsed frameworks. New development must be delivered in accordance with a holistic and climate resilient	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan or at the planning application stage to ensure this matter is dealt with in a timely comprehensive way.	LP386-6

	Respondents comments	MCC Response	Respondent ID
	infrastructure strategy across the entire allocation that co-ordinates the delivery of new development with the timely delivery of new infrastructure over all phases of development.'		
33	It is essential that proposals for this transformative regeneration are underpinned by a strategy for surface water management that ensures no surface water discharges to the public sewer. UUW propose adding ' and SuDS ' after green infrastructure and insert ' SuDS will be designed and delivered through a holistic and co-ordinated drainage strategy which ensures that no surface water discharges to the public sewer reflecting the availability of various watercourses within the area. ' after 'throughout the development'.	As point 32 above	LP386-6
34	Add the following to policy ' United Utilities owns land within the boundary for Victoria North. Early dialogue will be required with United Utilities to agree how their land ownership needs to be reflected in the detailed design and layout of a site. '	No change proposed to the plan. Discussion will be encouraged and further detail will be provided at the planning application stage to ensure this matter is dealt with in a timely comprehensive way.	LP386-6
35	For clarity, it is recommended that additional/amended wording be added to clearly highlight the need to consider the impact on health infrastructure through additional primary care provision or a financial contribution, in accordance with draft Policy DC1.	No change proposed to the plan. The plan should be read as a whole and therefore we keep cross referencing to a minimum.	LP319-8, LP322-4
36	It is important that Victoria North is supported by active travel and sustainable transport modes;	The Local Plan, alongside Places for Everyone, will form the development plan for Manchester. This	LP321-10

	Respondents comments	MCC Response	Respondent ID
	development should be assessed to maximise sustainability while maintaining SRN safety and resilience.	issue is addressed through other policies in the plan. (Places for Everyone Policy JP C8 sets out transport requirements for new development including the need for transport assessments where appropriate)	
37	Suggest adding ' including active travel links to the proposed new Sandhills Metrolink Stop and Travel Hub ' to end of para 4 and ' improvements, such as the proposed new Sandhills Metrolink Stop and Travel Hub ' to end of para 5.	Change agreed. Amends to policy proposed. ' including active travel links to the proposed new Sandhills Metrolink Stop and Travel Hub ' added to end of para 4 (now 5) and ' improvements, such as the proposed new Sandhills Metrolink Stop and Travel Hub ' to the end of para 5 (now 4)	LP298-5
38	Suggest the following revised wording of this paragraph to align with the new proposed Transport Strategy 2050 Delivery Plan Maps as follows: "It is also the preferred location for (start strike through) a new integrated transport hub including a new Metrolink stop (end strike through) the new Sandhills Metrolink stop and travel hub which will complement proposed wider Victoria North transport improvements. "	Change agreed. Third sentence under Vauxhall Gardens now reads 'It is also the preferred location for a new integrated transport hub including a new Metrolink stop the new Sandhills Metrolink stop and travel hub which will complement proposed wider Victoria North transport improvements '	LP298-5
39	Suggest amending para 4 to ensure that 'New development will improve the interconnectivity of each neighbourhood, focussed on improving short distance affordable public transport and active travel between residential areas and essential services... '	No change proposed to the plan. Policy aims to improve active travel and public transport between neighbourhoods and beyond.	LP296-7
	Community Services		
40	Ask for clarification on what types of community and social infrastructure, other than retail and service hub in Vauxhall Gardens, will be provided in Vic	No change proposed to the plan. Further detail is provided in endorsed frameworks which will support	LP19-1

	Respondents comments	MCC Response	Respondent ID
	North and how the community will be able to influence the range of services delivered.	and guide development in accordance with the Local Plan policies.	
41	In zone joining Ancoats, Miles Platting and Collyhurst South the following should be developed for community benefit: A new health clinic; A new library; New sports facilities; Services for young people, advice and information and community-focused outreach work; Spaces for community, recreation and leisure use; Environmental improvements, including new parks and traffic-calming measures and pedestrian-friendly green routes; A retail strategy to improve quality and sustainability; and A new church and community centre for resident use	No change proposed to the plan. Policy states 'New development will provide and contribute towards a wide range of social, community and physical infrastructure including transport. Further detail is provided in endorsed frameworks which will support and guide development in accordance with the Local Plan policies.	LP296-7
	Sport and Recreation		
42	Would expect to see a reference to creating new/enhanced sport and recreation to support the increase in residents and informed by the Sports Needs Assessment	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. Draft Local Plan Policy SI2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development.	LP277-5
43	Include the need for new and/or improved indoor and outdoor sports facilities as a result of any increase in demand from new residential development, on the basis of evidence provided in the latest Strategy - Playing Pitch and Outdoor Sports Strategy and Built Facilities Strategy.	As above and with regard to playing fields the NPPF provides significant policy direction. The Local Plan picks up the approach to playing fields in EN1 Strategic Green and Blue Infrastructure and SL1 Open Space, Sport and Recreation.	LP9-44

	Respondents comments	MCC Response	Respondent ID
44	Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance.	No change proposed to the plan. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 strategic Green and Blue Infrastructure and T1 Transport Principles.	LP9-44
45	Policy wording is not strong enough to "protect" loss of existing sports facilities or playing fields in line with NPPF paragraph 104.	No change proposed to the plan. Protection of open space is set out in Policy SI1 Protection of existing Open Space, Sport and Recreation land and facilities.	LP9-44
	Other		
46	Policy should set out need for community consultation and the following text is proposed. ‘Proposals for development should demonstrate through evidence how local resident’s substantive needs have been surveyed and responded to’	No change proposed to the plan. Consultation is a statutory part of the planning application and decision making process.	LP296-7, LP388-3
47	Community engagement for Vic North has been insufficient. Local Plan should specify how engagement will occur and how community input will be acknowledged and influence decision-making	No change proposed to the plan. Consultation on masterplanning work is outside the scope of the Local Plan. Consultation is a statutory part of the planning application and decision making process.	LP19-1
48	Policy should rectify previous failures by including ‘New development will provide and contribute towards a wide range of social, community and physical infrastructure, including transport, and will be expected to contribute towards addressing	No change proposed to the plan. The policy supports ‘New development will provide and contribute towards a wide range of social, community and physical infrastructure including transport’	LP296-7, LP388-3

	Respondents comments	MCC Response	Respondent ID
	the needs identified in previous regeneration schemes that remain outstanding’.		
49	Increase references to accessibility for disabled people in all areas including accommodation	No change proposed to the plan. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to disabled people, any further amendments, considered necessary, will be made to policy DM1.	LP385-9
50	Given the strategic nature of the site a proportionate and tailored approach to Heritage Impact Assessment (HIA) could be adopted with focusses on key locations within the site where there is potential for development to affect the significance of heritage assets either directly, or through changes in their setting. Historic England would be happy to discuss and agree an appropriate methodology with the local planning authority.	No change proposed to the plan. The policy is a Growth Location but not an allocation. The plan should be read as a whole and the impact of development on heritage assets is covered by Policy D4.	LP318-9
51	Do not like use of 'New Town' as name for an area	Comment noted	LP309-10
52	Policy should make specific reference to new retail provision in addition to ref in Vauxhall Gardens	No change proposed to the plan. Retail is referenced in para 7.	LP282-6
53	Site includes historic landfills therefore Environment Agency suggest the following wording: 'Development must assess and remediate risks associated with historic landfill sites and contaminated land in accordance with Environment Agency guidance, ensuring protection of human health and controlled waters.'	No change proposed to the plan. The plan should be read as a whole and the risks associated with developing on contaminated land are covered by Policy EN10.	LP324-15

Question No 11 - Holt Town

Do you agree with this policy? Yes (2) In Part (5) No (0)

Yes (LP321-11, LP309-11)

In part (LP385-10, LP315-9, LP28-11, LP25-16, LP9-40)

	Respondents comments	MCC Response	Respondent ID
	Support		
1	National Highways supports the policy's focus on improving east-west links for safe pedestrian and cyclist movement.	Support noted.	LP278-7, LP321-11
2	Welcome that the policy includes "enhancing the setting of the canal and its towpath"	Support noted.	LP315-9
3	Paragraph 8.31 sets out that 'frameworks will support and guide development', we (Canal and River Trust) support this and would wish to be fully engaged on the preparation of these documents	Support noted.	LP315-9
4	Agree with policy but don't like name	Support and comments noted.	LP309-11
5	TfGM support proposals for Holt Town to become a new mixed use, residential led neighbourhood.	Support noted.	LP298-6
6	Agree and support the commitment outlined within paragraph 8.30 to create safe and biodiverse routes through the residential areas	Support noted.	LP291-11
7	Support the redevelopment of Holt Town into a mixed use, residential led neighbourhood	Support noted.	LP282-7
8	Support affordable Housing Commitment	Support noted.	LP278-7
9	Support comprehensive Regeneration Approach	Support noted.	LP278-7
10	Support social Infrastructure and Public Realm	Support noted.	LP278-7
11	Support enhancements to Lower Medlock Valley, Ashton Canal, and Ashton Canal Park	Support noted.	LP25-16, LP278-7

	Respondents comments	MCC Response	Respondent ID
12	Support policy references to upgrading the river environment, flood risk, and Sponge City.	Support noted.	LP29-11
13	Support Sponge City approach	Support noted.	LP28-11
	Housing		
14	Set minimum affordable housing quotas (30%?)	No change proposed to the plan. The affordable housing target of 30% relates to the whole City to ensure consistency of approach, as set out in Policy H2 Affordable Housing. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP278-7
15	Guarantee tenure mix in masterplans to avoid concentration of one housing type	No change proposed to the plan. Policy H1 states that a range of housing sites, types and tenures will be delivered to meet the need highlighted in each area of the City as set out in the Housing Needs Assessment. Policy H2 sets out the expected tenure mix for affordable housing. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP278-7
16	Enforce minimum space and quality standards for high-density housing	No change proposed to the plan – dwellings must comply with the NDSS, as set out in PfE policy JP-H3 and referred to in paragraph 10.7 of the Reg 18 draft Local Plan	LP278-7
17	Prioritise family housing and social infrastructure to create a balanced community.	No change proposed to the plan. The plan should be read as a whole and mix of housing expected in each area of the city is covered by Policy H1.	LP278-7
	Infrastructure		

	Respondents comments	MCC Response	Respondent ID
18	UU states new development must be delivered in accordance with a holistic and climate resilient infrastructure strategy across the entire allocation that co-ordinates the delivery of new development with the timely delivery of new infrastructure over all phases of development	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan, if prepared, or at the planning application stage to ensure this matter is dealt with in a timely comprehensive way.	LP386-7
19	Propose new text in 10th bullet following ...Urban Drainage Systems. ' SuDS will be designed and delivered through a holistic and co-ordinated drainage strategy which ensures that no surface water discharges to the public sewer as there is a watercourse that passes through the area. '	As point 18 above	LP386-7
20	Support meanwhile uses but must not compromise canal	Comment noted	LP315-9
21	TfGM suggest a further policy criterion that requires development to improve the active travel network throughout the Holt Town neighbourhood including improved active travel links to the Holt Town Metrolink stop.	Change agreed. New bullet added: ' improve the active travel network throughout the Holt Town neighbourhood including improved active travel links to the Holt Town Metrolink stop. '	LP298-6
22	Should include the requirement to retain and incorporate existing GI into the development plans and a strategy of fitting the design plans to mirror the measures outlined within the LNRS for waterside restoration and enhancement.	No change proposed to the plan. The plan should be read as a whole and Policy EN1 states that proposals are expected to ensure green and blue infrastructure are consistent with...the Greater Manchester Local Nature Delivery Strategy	LP291-11
23	There needs to be a reference here to Ashton Canal being a Site of Biological Importance (SBI) and that blue and green infrastructure provision should enhance the ecological interest of the canal and its environs.	Change agreed. ' a Site of Biological Importance ' has been added to after 'Ashton Canal and its tow path' in the 6 th (now 7 th) bullet.	LP291-11

	Respondents comments	MCC Response	Respondent ID
24	Link green infrastructure and mobility hubs to inclusive housing strategies, ensuring benefits reach low-income households.	This is beyond the scope of the Local Plan	LP278-7
25	Should include improved east west links connecting Ancoats and New Islington with Sport City	No change proposed to the plan. This is included in the 8 th (now 9 th) bullet	LP25-16
	Flooding, Air and Water Quality		
26	EA state all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9. Several site allocation policies rely on cross-referencing thematic policies (e.g., EN9 Flood Risk, EN8 Water Quality) rather than embedding specific requirements. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL), in areas like Victoria North. Growth Locations should make reference to AQMA's, protection of Environment Agency's Assets, Groundwater Protection and SPZ compliance and Water Framework Directive.	No change proposed to the plan. The policy is a Growth Location not an allocation. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	LP324-16
27	EA note based on the updated flood mapping (including NaFRA2 and the Flood Map for Planning), there is a portion of the site along the River Medlock that is Flood Zone 2 and 3, which must be considered.	Comment noted. The plan should be read as a whole and all development will be subject to Policy EN9, Flood Risk.	LP324-16
28	Wording re flooding too generic. EA propose rewording: 'Development proposals must	No change proposed to the plan. The policy is a Growth Location not an allocation. An updated SFRA	LP324-16

	Respondents comments	MCC Response	Respondent ID
	implement site-specific flood risk mitigation measures, including detailed Flood Risk Assessments, incorporation of Sustainable Drainage Systems (SuDS), and nature-based solutions to manage fluvial and surface water flooding.' Site-specific measures are essential given the presence of Flood Zones 2 and 3. Although we deem the cross referencing of EN9 (Flood Risk) is acceptable as it avoids repetition within the local plan, the policy should still include site-specific requirements for surface water management and contamination remediation.	providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	
29	The River Medlock is classified as moderate ecological status under the Water Framework Directive. Therefore EA suggest the following wording to this policy instead: 'Proposals adjacent to the River Medlock and Ashton Canal must demonstrate compliance with the Water Framework Directive and include measures to enhance ecological status, such as riverbank naturalisation, removal of hard engineering where feasible, and pollution prevention during construction.'	As point 28 above	LP324-16
30	For clarity, it is recommended that additional/amended wording be added to clearly highlight the need to consider the impact on health infrastructure through additional primary care provision or a financial contribution, in accordance with draft Policy DC1.	No change proposed to the plan. The plan should be read as a whole and this issue is covered by Policy DC1.	LP319-9, LP322-6

	Respondents comments	MCC Response	Respondent ID
31	NH state that any proposals with potential SRN impacts should be accompanied by appropriate transport assessments and early engagement with National Highways.	The Local Plan, alongside Places for Everyone, will form the development plan for Manchester. This issue is addressed through other policies in the plan. (Places for Everyone Policy JP C8) sets out transport requirements for new development including the need for transport assessments where appropriate). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole	LP321-11
	Accessibility		
32	Include opportunities to increase the numbers of accessible homes and add 'accessible' after 'social Infrastructure' in bullet 12 and amend bullets under Development may also include to include new text in bold:- Development may also include: • a multi-use accessible mobility hub, providing parking along with affordable workspaces and neighbourhood services. • a new 1km Play Link which will be a safe and accessible for disabled parents, guardians and children, inviting space for pedestrians, free from vehicle traffic, featuring accessible play equipment, benches, and green spaces. (play facilities is one of the areas in Design for Access 2 that needs updating) • a flexible and accessible cultural and community space.	No change proposed to the plan. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to disabled people, any further amendments, considered necessary, will be made to this policy.	LP385-10

	Respondents comments	MCC Response	Respondent ID
33	In bullet point 6 add ' and improving access to/from the canal towpath as well as ' between '..Lower Medlock Valley' and 'enhancing the setting.'	Change agreed. Add the word ' including ' between 'waterfront' and 'by' in the 6 th (now 7 th) bullet.	LP315-9
	Sport and recreation		
34	Include the need for new and/or improved indoor and outdoor sports facilities as a result of any increase in demand from new residential development, on the basis of evidence provided in the latest Strategy - Playing Pitch and Outdoor Sports Strategy and Built Facilities Strategy.	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. Policy SI2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development.	LP9-40
35	Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance.	No change proposed to the plan. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as Policy EN1 and Policy T1.	LP9-40
36	Policy wording is not strong enough to "protect" loss of existing sports facilities or playing fields in line with NPPF paragraph 104.	No change proposed to the plan. Protection of open space is set out in Policy SI1.	LP9-40
	Other		
37	No reference to need to conserve, and where possible, enhance designated assets. Historic England (HE) state that Holt Town contains the Grade II* Listed Hope Mill and three further Grade II Listed Buildings, Spectator Mill, Brunswick Mill and bridge number 5 over the Ashton Canal. HE recommend amending the policy to include a reference to the need for development proposals to	Change agreed. The following new bullet has been added ' take appropriate account of relevant heritage assets, and their settings including the Grade II* listed Hope Mill and other Grade II listed Mills within the area '	LP318-10

	Respondents comments	MCC Response	Respondent ID
	take appropriate account of heritage assets, and their settings, and be informed by the character of the area.		
38	Bridge 5 Mill should be seen as a sustainability hub	Comment noted	LP28-11
39	Include options for heating/cooling using the canal and link to Policy CZ4	No change proposed to the plan. The plan should be read as a whole and cross references kept to a minimum.	LP315-9
40	The policy should specifically identify the provision of retail space by adding a specific reference to retail development being permitted in this area	Change agreed. The words ' including ancillary retail ' have been added to the end of the he third bullet after active ground floor uses.	LP282-7
41	Manchester Active would expect to see a reference to creating new/enhanced sport and recreation to support the increase in residents and informed by the Sports Needs Assessment.	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. Draft Local Plan Policy SI2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development	LP277-6
42	Reference policies on urban green factor and biodiversity with aspirations and perhaps targets for green walls and green roofs on any new developments and existing buildings	No change proposed to the plan. The plan should be read as a whole and cross referencing kept to a minimum. Policy EN6 covers Urban Green Factor.	LP28-11

Question No 12 – Sportcity

Do you agree with this policy? Yes (2) In Part (6) No (0)

Yes (LP321-12, LP309-12)

In part (LP385-11, LP315-10, LP28-12, LP25-11, LP23-16, LP9-15)

	Respondents comments	MCC Response	Respondent ID
1	Support	Support noted.	LP25-11, LP29-12, LP291-12, LP309-12, LP385-11,
	Residential		
2	Introduce mixed-use residential elements in peripheral areas of Sportcity to create inclusive communities. Link regeneration benefits to housing strategies, ensuring local residents (including those in affordable housing) access jobs and amenities. Mitigate event-day impacts through traffic management and community engagement. Coordinate with Holt Town and Victoria North frameworks to ensure affordable housing delivery in adjacent areas benefits from Sportcity's economic uplift.	No change proposed to the plan. This area is suitable for major leisure and sporting facilities. Inclusive growth objectives and policies are set out in PfE and draft local plan SP2 identifies inclusive growth as a strategic issue. Traffic management is outside the remit of the Local Plan. SRF's support the delivery of the City's Our Manchester Strategy and are co-ordinated in their preparation through collaboration, consultation and the committee process. The affordable housing target of 30% relates to the whole City and individual targets are avoided to ensure consistency of	LP278-8

	Respondents comments	MCC Response	Respondent ID
		approach, as set out in Policy H2 Affordable Housing.	
	Environment		
3	UU states reference should be made to development being in accordance with a climate resilient infrastructure strategy which co-ordinates the delivery of new development with new infrastructure across the allocation.	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan, if prepared, or at the planning application stage to ensure this matter is dealt with in a timely comprehensive way.	LP386-8
4	Reference should also be made to water management taking a "Sponge City" approach including SUDs. With regard to SUDs there should be no surface water discharge to public sewers.	No change proposed to the plan. Policies EN2, EN8 and EN9 cover the need to use appropriate water management systems including SUDs. Where other policies in the Local Plan deal with these matters they are not repeated, as the plan should be read as a whole.	LP386-8
5	Environment Agency stated all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL). With regard to Air Quality, Growth Locations should make reference to AQMA's, where relevant. The policy wording should	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. Thematic policies deal with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	LP324-17

	Respondents comments	MCC Response	Respondent ID
	strengthen culvert opening requirement and include reference to the Water Framework Directive.		
6	Cross reference to policies on Urban Green Factor and biodiversity policies.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP28-12
7	The designation of Ashton Canal as a SBI should be referenced.	Change agreed. Amend the second to last bullet point to “Protect the quality of watercourses through and around the site, including the Ashton Canal SBI and where possible opening up the culverted River Medlock.”	LP291-12
	Transport		
8	National Highways state proposals with potential SRN impacts should include appropriate transport assessments and early engagement with National Highways.	Comments noted.	LP321-12
9	TfGM request reference should be made to the potential for additional Metrolink turnback infrastructure in the Etihad Campus/Velopark area.	No change proposed to the plan. The Transport policies make reference to the relevant GM Transport Strategy and Delivery Plans which will ensure the rapid transport system is fully considered.	LP298-7
10	The canal can be used to improve the towpath and provide connectivity with the City Centre.	Change Agreed. Amend the last bullet point to state: “ where possible, including along the Ashton Canal and the wider canal network. ”	LP315-10

	Respondents comments	MCC Response	Respondent ID
	Historic Environment		
11	Historic England state Policy SGL6 should refer to the designated heritage assets the Ashton Canal, including lock number 6 immediately east of Forge Lane.	Change agreed. Add the following bullet point: “Take appropriate account of relevant heritage assets and their setting, including the Ashton Canal Lock 6 immediately East of Forge Lane.”	LP318-11
	Retail		
12	Reference the need for food retail to service the needs of visitors to Sportcity.	No change proposed to the plan. Town centre uses including retail should be located in the centres identified in the hierarchy. Policy C1 sets out the Centre Hierarchy and other centre policies provide sufficient flexibility to take account of the issue raised. The Sportcity policy “provides for the needs of employees and visitors with a mix of complementary uses”, which adequately addresses the issue raised.	LP282-8
13	Reference should be made to any further development of East Manchester and Sportcity following the sequential test to ensure consideration of other sites depending upon availability and suitability within the City Centre (the sequential test) and consequential impacts, such as economic impacts, environmental impacts, social impacts and transport impacts. This should be tested through the development plan process and not through an application.	“Change agreed. Amend policy first bullet point to: “Development will: Demonstrate compliance with the sequential test and policy C8 and where there are no preferable sites available to be considered suitable for large-scale sports and leisure facilities attracting significant numbers of visitors” Amend paragraph 8.38 and delete the last sentence to:	LP23-16, LP276-7

	Respondents comments	MCC Response	Respondent ID
		“This area has a number of sites considered suitable for leisure and sports facilities of a significant scale, that will attract significant numbers of people. “ Add the following to the first sentence of paragraph 8.40: “Large scale sports and leisure uses are considered a characteristic of this site, however, the application of the sequential approach will be required to demonstrate compliance with national policy and that there are no other preferable sites available”	
	Leisure and Sport		
14	Make reference in the second bullet point to "innovative" leisure and sporting businesses, plus refer in paragraph 8.32 to Tennis and Football Centre, National Taekwondo Centre and East Manchester Leisure Centre.	No change proposed to the plan in terms of the policy. The policy provides sufficient flexibility to consider issues on a case by case basis in any development proposals. Change agreed to paragraph 8.38 second paragraph: It is complemented by a number of national sporting associations and the Manchester Institute of Health and Performance (MIHP), the National Cycling Centre, National Squash Centre and Regional Athletics Arena plus Tennis and Football centre and British Taekwondo”	LP277-7

	Respondents comments	MCC Response	Respondent ID
15	Include the need for new and/or improved indoor and outdoor sports facilities as a result of any increase in demand from new residential development, on the basis of evidence provided in the latest Strategy - Playing Pitch and Outdoor Sports Strategy and Built Facilities Strategy. Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance. Policy wording is not strong enough to "protect" loss of existing sports facilities or playing fields in line with NPPF paragraph 104.	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. Policy SI2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 strategic Green and Blue Infrastructure and T1 Transport Principles. With regard to protection of open space this is set out in Policy SI1. With regard to playing fields the NPPF provides significant policy direction. The Local Plan picks up the approach to playing fields in Policies EN1 and SI1.	LP9-15

Question No 13 - Central Park (North)

Do you agree with this policy? Yes (3) In Part (3) No (0)

Yes (LP321-13, LP309-13, LP284-9)

In part (LP28-13, LP25-8, LP9-31)

	Respondents comments	MCC Response	Respondent ID
1	Supported	Support noted.	LP284-9, LP309-13
	Environment		
2	UU states reference should be made to development being in accordance with a climate resilient infrastructure strategy which co-ordinates the delivery of new development with new infrastructure across the allocation.	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan, if prepared, or at the planning application stage to ensure this matter is dealt with in a timely comprehensive way.	LP386-9
3	Environment Agency states all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL). With regard to Air Quality, Growth Locations should make reference to AQMA's, where relevant. The current policy does not reference flood risk despite there being patches of Flood Zones 2 and 3, in addition to a widespread risk	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. Thematic policies deal with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	LP324-18

	Respondents comments	MCC Response	Respondent ID
	of surface water, as per NaFRA2 flood mapping. The complete absence of environmental references in the current policy is a 'soundness' risk under the NPPF (paragraph 181). The IA does acknowledge the support of Policy JP-S4 of the GMCA PfE, but site-specific requirements should still be included to reflect the unique constraints of SGL7.		
4	Reference the potential for biodiversity gain, GMLNRS opportunity area and Urban Green Factor.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP28-13, LP291-13
5	Development should enhance existing rights of way and well used leisure routes in Moston Vale and provide green connections to the Victoria North Development.	Change agreed. Amend policy to: “Make provision for cycling and walking with links through the site, connecting to Moston Vale and the surrounding area. These links should make as much use as possible of green and blue infrastructure.”	LP25-8
	Transport		
6	National Highways state proposals with potential SRN impacts should include appropriate transport assessments and early engagement with National Highways.	No change proposed to the plan. Comments noted. The Local Plan, alongside Places for Everyone, will form the development plan for Manchester. This issue is addressed through other policies in the plan. Places for Everyone Policy JP C8 sets out transport requirements for new development including the need for transport assessments where appropriate. Where other policies in the Local Plan deal with	LP321-13

	Respondents comments	MCC Response	Respondent ID
		these matters they are not repeated as the plan should be read as a whole	
7	TfGM confirm parts of this site are under consideration by TfGM for potential additional Metrolink stabling / depot facilities.	No change proposed to the plan. Comments noted.	LP298-8
	Employment		
8	Potential for small scale manufacturing on the site.	No change proposed to the plan. The policy wording provides sufficient flexibility that takes account of the issue raised. The policy enables light industrial E(g)(iii) and sui generis employment uses.	LP284-9
	Residential		
9	Introduce mixed-use elements at site edges to integrate housing and employment. Coordinate with Holt Town and Victoria North frameworks to ensure affordable housing delivery benefits from Central Park's economic uplift. Link job creation to inclusive employment strategies, prioritising local residents and affordable housing communities. Embed community benefit agreements to ensure regeneration supports social outcomes beyond economic growth.	No change proposed to the plan. This area is suitable for employment uses and is not considered a residential area. SRF's support the delivery of the City's Our Manchester Strategy and are co-ordinated in their preparation through collaboration, consultation and the committee process. Inclusive growth objectives and policies are set out in PfE and Policy SP2 (Local Plan) identifies inclusive growth as a strategic issue. Where other policies in the Local Plan deal with these matters they are not repeated, as the plan should be read as a whole.	LP278-9

	Respondents comments	MCC Response	Respondent ID
	Indoor and outdoor sports facilities		
10	Include the need for new and/or improved indoor and outdoor sports facilities as a result of any increase in demand from new residential development, on the basis of evidence provided in the latest Strategy - Playing Pitch and Outdoor Sports Strategy and Built Facilities Strategy. Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance. Policy wording is not strong enough to "protect" loss of existing sports facilities or playing fields in line with NPPF paragraph 104.	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. Policy SI2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as Policies EN1 and T1. With regard to protection of open space this is set out in Policy SI1. With regard to playing fields the NPPF provides significant policy direction. The Local Plan picks up the approach to playing fields in Policies EN1 and SL1. Evidence of supply is provided in the Manchester Playing Pitch and Outdoor Sports Strategy (MPPOSS)	LP9-31

	Respondents comments	MCC Response	Respondent ID
		reviewed annually, with full updates undertaken when significant changes in supply and demand are identified.	
	Disabled Access		
11	Amend wording to reference "accessible" business destination.	No change proposed to the plan. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to disabled people, any further amendments, considered necessary will be made to this policy.	LP385-12

Question No 14 – Strangeways

Do you agree with this policy? Yes (3) In Part (3) No (0)

Yes (LP321-14, LP309-14, LP9-30)

In part (LP385-13, LP28-14, LP25-9)

	Respondents comments	MCC Response	Respondent ID
1	Support.	Support noted.	LP309-14
	Environment		
2	UU states reference should be made to development being in accordance with a climate resilient infrastructure strategy which co-ordinates the delivery of new development with new infrastructure across the allocation. Policy text should reference flood incidents from the public sewer on-site and in the wider area and also a modelled risk of flooding from the public sewer passing though / near to the site.	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan or at the planning application stage to ensure it deals with this matter in a timely comprehensive way. Policies EN2, EN8 and EN9 cover the need to use appropriate water management systems to improve water quality and prevent pollution. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP386-10
3	Environment Agency and others state all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example,	No change proposed to the plsn. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments	LP29-13, LP324-19

	Respondents comments	MCC Response	Respondent ID
	Bringing the River Irk to Life (BRIL). With regard to air quality, Growth Locations should make reference to AQMA's, where relevant. The Current policy does not reference flood risk despite there being patches of Flood Zones 2 and 3, in addition to a widespread risk of surface water, as per NaFRA2 flood mapping. The complete absence of environmental references in the current policy is a 'soundness' risk under the NPPF (paragraph 181). Reference should be made to opening up culverted watercourses and sustainable drainage.	will be made to these policies where appropriate to take account of comments.	
4	Cross reference to policies on Urban Green Factor and biodiversity.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP28-14
	Historic Environment		
5	Historic England have stated development proposals need to take appropriate account of designated heritage assets. character and appearance of the area. Need to show regard has been had to Listed Buildings to determine whether an allocation can accommodate the development planned. Request further evidence including an assessment of what contribution this area makes to those elements contributing to the significance of these heritage assets and what effect development might have upon their significance. This should be used to inform the approach to Listed Buildings and quantum of development.	No change proposed to the plan. A Heritage Impact Assessment has been prepared to consider the heritage assets within the Strangeways Growth Location. It sets out heritage assets such as Listed Buildings, Conservation Areas and non-designated assets within the boundary and those in close proximity.	LP318-12

	Respondents comments	MCC Response	Respondent ID
	Residential		
6	Introduce mixed-use elements in peripheral areas to integrate housing with employment. Coordinate with Victoria North and City Centre frameworks to ensure affordable housing delivery benefits from Strangeways' economic uplift. Mitigate industrial-residential conflicts through design standards and buffer zones. Link regeneration to inclusive growth strategies, ensuring local residents access jobs and training.	No change proposed to the plan. This area is suitable for employment uses and not considered a residential area. SRF's support the delivery of the City's Our Manchester Strategy and are co-ordinated in their preparation through collaboration, consultation and the committee process. Inclusive growth objectives and policies are set out in PfE and Policy SP2 (Local Plan) identifies inclusive growth as a strategic issue. The policy addresses the interface between Strangeways and the surrounding areas, plus design and amenity policies provide sufficient guidance to deal with this issue. Where other policies in the Local Plan deal with these matters they are not repeated, as the plan should be read as a whole.	LP278-10
	Transport		
7	National Highways seek reference to an assessment of traffic impacts and evidence to ensure development is appropriately located, accessible and aligned with national transport and environmental objectives, particularly if HGV-generating uses requiring SRN access.	No change proposed to the plan. The Local Plan, alongside Places for Everyone, will form the development plan for Manchester. This issue is addressed through other policies in the plan. Places for Everyone Policy JP C8 sets out transport requirements for new development including the need for transport assessments where appropriate. Where other policies in the Local Plan deal with	LP321-14

	Respondents comments	MCC Response	Respondent ID
		these matters they are not repeated as the plan should be read as a whole	
8	TfGM request that it is noted that the Strangeways area is identified in the Draft GM Rapid Transit Strategy (July 2024) and papers to BNC / GMCA in August 2025 as having potential for segregated, underground metro.	No change proposed to the plan. The Transport policies make reference to the relevant GM Transport Strategy and Delivery Plans which will ensure the rapid transport system is fully considered.	LP298-9
9	Development should feature permeability, legibility, and improved walking and cycling routes.	No change proposed to the plan. The policy wording provides sufficient flexibility that takes account of the issue/ raised.	LP25-9
	Indoor and Outdoor Sports Facilities		
10	Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance.	No change proposed to the plan . Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 and T1.	LP9-30
	Disabled Access		
11	Amend wording to reference "accessible" business destination.	No change proposed to the plan. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to	LP385-13

	Respondents comments	MCC Response	Respondent ID
		disabled people, any further amendments are made to this policy.	
	Culture		
12	Seek to retain cultural and art based uses in the area.	Change agreed. Make reference to retaining cultural and art based uses within the planned regeneration/ redevelopment. Add the following bullet point to the policy: “Consideration should be given to the retention of existing cultural and arts based uses impacted by development proposals.”	LP28-14

Question No 15 - North Manchester General Hospital

Do you agree with this policy? Yes (4) In Part (2) No (0)

Yes (LP321-15, LP309-15, LP284-10, LP9-46)

In part (LP28-15, LP25-20)

	Respondents comments	MCC Response	Respondent ID
1	Support	Support noted.	LP25-20, LP284-10, LP291-4, LP298-10, LP309-15, LP319-2, LP321-15, LP322
	Environment		
2	UU states reference should be made to development being in accordance with a climate resilient infrastructure strategy which co-ordinates the delivery of new development with new infrastructure across the allocation. Policy text should reference a drainage strategy for surface water including SuDS.	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan, if prepared, or at the planning application stage to ensure it deals with this matter in a timely comprehensive way. Surface water and SUDs are dealt within in PfE Policy JP-S4: Flood Risk and the Water Environment and Policies EN1, EN2, EN6, EN8 and EN9. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	LP386-11

	Respondents comments	MCC Response	Respondent ID
3	Environment Agency states all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence and incorporate climate change allowances. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9 Flood Risk and EN8 Water Quality. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL). With regard to air quality, Growth Locations should make reference to AQMA's, where relevant. SGL9 is a relatively low-risk site from an EA perspective but should reference surface water flood risk and measures to manage surface water flooding.	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. The Local Plan provides thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	LP324-20
4	Support for provision of green space. Notes there would need to be management of habitats to enhance biodiversity and there is opportunity to take advantage of LNRS opportunity area adjacent to the site.	Comments noted.	LP291-14
5	Cross reference to policies on Urban Green Factor and biodiversity.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP28-15
	Residential		
6	Ensure that the local need for affordable housing for NHS staff is factored into housing needs	No change proposed to the plan. The HNA considered what was affordable to key workers as	LP319-2, LP322

	Respondents comments	MCC Response	Respondent ID
	assessments, and any other relevant evidence. Request continued collaboration with the Council.	part of establishing what is considered affordable housing. Comments noted regarding collaboration and acknowledged that the NHS is a Duty to Co-operate Body.	
7	Clarify tenure mix and affordability standards. Expand housing provision beyond key workers. Embed minimum space and quality standards. Ensure housing integrates with wider regeneration plans. Link social value commitments to measurable housing outcomes.	No change proposed to the plan. The policy wording and local plan as a whole provides sufficient flexibility that takes account of the issue raised. Minimum space and quality standards are set out in PfE Policy JP-H3: Type, Size and Design of Inclusive growth objectives and policies are set out in PfE and draft local plan SP2 identifies inclusive growth as a strategic issue. SRF's support the delivery of the City's Our Manchester Strategy and are co-ordinated in their preparation through collaboration, consultation and the committee process. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP278-11
	Transport		
8	TfGM would welcome the opportunity for early engagement with MCC in relation to a Metrolink extension to Middleton.	Comments noted.	LP298-10

	Respondents comments	MCC Response	Respondent ID
	Indoor and Outdoor Sports Facilities		
9	Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance.	No change proposed to the plan. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 and T1.	LP9-46

Question No 16 - Wythenshawe Centre and Adjacent Areas

Do you agree with this policy? Yes (5) In Part (5) No (0)

Yes (LP321-16, LP309-16, LP305-7, LP284-11, LP9-22)

In part (LP403-1, LP267-9, LP28-16, LP25-10, LP23-2)

	Respondents comments	MCC Response	Respondent ID
1	Support	Support noted.	LP291-5, LP284-11, LP298-11, LP305-7, LP309-16, LP321-16
	Environment		
2	UU states reference should be made to development being in accordance with a climate resilient infrastructure strategy which co-ordinates the delivery of new development with new infrastructure across the allocation. Policy text should reference a drainage strategy for surface water including SuDS.	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan, if prepared, or at the planning application stage to ensure this matter is dealt with in a timely comprehensive way.	LP386-12
3	Environment Agency states all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence and incorporate climate change allowances. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9 Flood Risk and EN8 Water Quality. Where a strategic policy is being	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. Thematic policies deal with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to	LP324-21, LP384-1

	Respondents comments	MCC Response	Respondent ID
	delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL). With regard to air quality, Growth Locations should make reference to AQMA's, where relevant. SGL10 is considered relatively low risk but it should address surface water flood risk.	these policies where appropriate to take account of comments.	
4	Where possible design public realm and stepping stones to help wildlife movement.	Comments noted. The Local Plan as a whole takes account of the issue raised.	LP291-5
5	Cross reference to policies on Urban Green Factor and biodiversity.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP28-16
6	Provide safe, green and age-friendly public spaces, keeping and safeguarding mature trees and designing around them.	No change proposed to the plan. Policies EN1 and EN3 provide sufficient guidance to consider these issues. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP384-1, LP388-8
7	Include swift and bat bricks in redevelopment. Protect woodlands and Greens of Wythenshawe.	No change proposed to the plan. Policies EN3 and EN4 provide sufficient guidance to consider these issues. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP404-5
8	Refer to garden city principles in the redevelopment.	No change proposed to the plan. Approach to development accords with National Policy.	LP267-9

	Respondents comments	MCC Response	Respondent ID
	Transport		
9	TfGM are keen to understand in more detail the operational model of the proposed mobility hub. TfGM would welcome the opportunity for early engagement with MCC in the development of the mobility hub. They suggest a further policy criterion that requires development to improve the active travel network throughout Wythenshawe district centre and adjacent areas.	Comments noted with regard to the mobility hub. Change agreed. Amend policy wording and add the following bullet point: “Proposals will be expected to contribute to improving the active travel network throughout Wythenshawe District Centre and adjacent areas.”	LP298-11
10	Reference should be made to the network plan produced for the area. It should also reference the need for a network of high-quality public realm and landscaped spaces, permeable and legible routes through connections and links to other parts of Wythenshawe.	No change proposed to the plan. The Council is working on a pipeline of transport schemes to improve connectivity by walking cycling and public transport, to be delivered through the upcoming GM Transport Strategy 2050, which will include Wythenshawe. This will be picked up in revisions to Policy T3 and the LTP Strategy. Policies EN1, EN2, EN3 and EN4 provide sufficient guidance to consider networks of public realm and landscaping creating legible and permeable routes. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP25-10
	Manchester Airport		
11	Supports the policy but states consideration must be made to Manchester Airport’s aerodrome	No change proposed to the plan. Policies DM7 and DM9 provide sufficient guidance. Where other	LP305-7

	Respondents comments	MCC Response	Respondent ID
	safeguarding requirements and also the impact of aircraft noise upon the amenity of local residents.	policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	
	Retail		
12	Concern is expressed that regeneration of Wythenshawe district centre will create competition with the City Centre. This may reduce footfall and affect vitality and viability in the City Centre PSA. Suggest wording change to "Make provision for town centre uses within the centre as long as they complement do not undermine the role of the ground floor uses in the primary shopping area and ..."	Change agreed. Amend policy, second bullet point to: "Make provision for town centre uses within the centre as long as they complement with a focus on retail and neighbourhood services on the ground floor uses in the primary shopping area and that are....."	LP23-2, LP276-8
13	Seeking reference to confirmation that additional food retail provision will be supported.	No change proposed to the plan. The Local Plan and particularly the centre policies provide sufficient flexibility that takes account of the issue/objection raised.	LP282-9
	Residential		
14	Ensures at least 30% of all new homes (by unit) are for social rent. Deliver a fair proportion of low- and mid-rise, family-friendly social rent housing and guarantee tenure mix.	No change proposed to the plan. Policy H2 sets out the approach to affordable housing with a city-wide target of 30%. That 30% is expected to be made up of 70% social rented.	LP278-12, LP379-11, LP308-16, LP384-1, LP388-8, LP398-1,

	Respondents comments	MCC Response	Respondent ID
	Allocation should include a local lettings policy to ensure that a % of these go to overcrowded families already living in the Wythenshawe area. Enforce minimum space and quality standards.	The issue is not within the remit of planning and the proposed change would not conform with national policy and guidance. See PfE policy JP-H3: Type, Size and Design of New Housing and other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP399-1, LP400-1, LP401-1, LP402-1, LP403-1
15	Protect long-term residents from displacement as investment and housing markets change.	No change proposed to the plan. Inclusive growth objectives and policies are set out in PfE and Policy SP2 (Local Plan) identifies inclusive growth as a strategic issue. Monitoring of displacement is outside the scope of the plan.	LP384-1, LP388-8
16	Link regeneration benefits to housing strategies and integrate social infrastructure.	No change proposed to the plan. Inclusive growth objectives and policies are set out in PfE and Policy SP2 (Local Plan) identifies inclusive growth as a strategic issue.	LP278-12
17	Provide supported housing, facilities and infrastructure for adults and children with learning disabilities and additional needs.	No change proposed to the plan. Policy H4 provides sufficient guidance and where other policies in the Local Plan deal with these matters they are not repeated, as the plan should be read as a whole.	LP401-1
	Community		
18	Seek reference to a Resident-Led Participatory Development Panel to work alongside Manchester City Council and MUSE Places in the design and delivery of Wythenshawe. This could be a	No change proposed to the plan. The approach to Local Plan consultation is set out within the planning regulations and within the Statement of Community Involvement. This Consultation Statement sets out	LP379-11, LP308-16, LP383-1, LP403-1

	Respondents comments	MCC Response	Respondent ID
	requirement for all major regeneration schemes. Require the Council and MUSE Places to report back publicly on how community feedback has shaped each development phase. Engage directly with the recommendations of the Wythenshawe Central Network.	the response to comments raised to the draft Local Plan. The Council also undertakes consultation on proposed SRF's with a focus on major regeneration schemes but this is outside the remit of the local plan.	
19	Provide free to use community spaces.	No change proposed to the plan. The issue is not within the remit of a local plan.	LP398-1, LP399-1, LP400-1, LP401-1, LP402-1, LP403-1
	Leasehold and Governance		
20	Leasehold and governance arrangements on new retail, leisure, enterprise and community infrastructure/facilities that control the cost of facilities for local residents and prioritise small businesses and not for profit organisations. Governance structures for new community facilities to ensure these reflect local priorities and needs.	No change proposed to the plan. This issue is not within the remit of a local plan.	LP384-1, LP388-8, LP398-1, LP399-1, LP400-1, LP401-1, LP402-1, LP403-1
	Developer Contributions		
21	Secure developer contributions to fund the maintenance of Wythenshawe parks. Fund local air-quality monitoring around the Airport, Civic Centre and major roads through planning obligations, and require mitigation plans where pollution exceeds safe levels. Use Section 106 funding to invest in	No change proposed to the plan. Policy DC 1 contains a number of references that are considered sufficient to cover the points raised. S106 monies must be used strictly in accordance with planning legislation, national policy, and the terms of the individual legal agreement.	LP384-1

	Respondents comments	MCC Response	Respondent ID
	youth social facilities, and youth training and employment schemes.		
	Employment		
22	Guarantee apprenticeship places for young people from Wythenshawe.	No change proposed to the plan. Policy SI3 provides sufficient guidance to deal with this matter.	LP384-1
23	Offer affordable rents and long-term leases for independent traders, social enterprises and market stallholder.	No change proposed to the plan. Policy SI3 provides sufficient guidance to deal with this matter.	LP384-1
	Social Value		
24	Publish annual public reports on social-value delivery from the Wythenshawe Town Centre regeneration process. Adopt local procurement policies, encouraging developers and anchor institutions to buy from Wythenshawe businesses. Deliver new accessible and affordable youth, family and cultural spaces. Improve SEND and family support services and programmes.	No change proposed to the plan. Policy SI3 provides sufficient guidance to deal with this matter where it can within planning legislation. Many of the requests raised are not within the remit of local plans.	LP384-1
25	Ensure that retail, food, and leisure facilities developed through the regeneration must charge prices that are affordable for low-income households.	No change proposed to the plan. This issue is not within the remit of a local plan.	LP398-1, LP399-1, LP400-1, LP401-1, LP402-1, LP403-1
	Health		
26	Expand GP and primary-care capacity.	No change proposed to the plan. It is considered in PfE JP-P6: Health and Policy SP2 (Local Plan) provides sufficient clarity and flexibility	LP384-1

	Respondents comments	MCC Response	Respondent ID
		that will ensure healthcare is considered in an appropriate manner.	
	Disabled Access		
27	Refer to Building Regulations M(4)2 and M(4)3 in relation to new housing. Include the wording " accessible for disabled people" in relation to the Mobility Hub. Include the wording high quality and accessible.. " in relation to public realm.	No change proposed to the plan. PfE policy JP-H3: Type, Size and Design of New Housing requires all new homes to comply with M4(2) and this is reiterated in the draft Local Plan policy H3 which refers to this standard and also M4(3). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to disabled people, any further amendments are made to this policy.	LP385-14
	Indoor and Outdoor Sports Facilities		
28	Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance.	No change proposed to the plan. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 and T1.	LP9-22

Question No 17 - Wythenshawe Hospital

Do you agree with this policy? Yes (6) In Part (3) No (0)

Yes (LP321-17, LP309-17, LP305-8, LP298-12, LP284-12, LP9-19)

In part (LP385-15, LP28-17, LP25-14)

	Respondents comments	MCC Response	Respondent ID
1	Support.	Support noted.	LP29-14, LP284-12, LP305-8, LP307-4, LP309-17, LP319-3, LP321-17, LP323-4
	Environment		
2	UU expect development proposals for Wythenshawe hospital and Medipark to be prepared together in accordance with a climate resilient infrastructure strategy across the entire allocation/s. Policy text should reference a drainage strategy for surface water including SuDS.	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan, if prepared, or at the planning application stage to ensure this matter is dealt with in a timely comprehensive way. Policy EN9 eferences the use of SUDS to minimise surface water run-off. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP324-22, LP386-13
3	Environment Agency states all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence and	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local	LP324-22

	Respondents comments	MCC Response	Respondent ID
	incorporate climate change allowances. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9 Flood Risk and EN8 Water Quality. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL). With regard to air quality, Growth Locations should make reference to AQMA's, where relevant.	Plan. Thematic policies dealing with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	
4	Include reference to improving green and blue infrastructure at Wythenshawe Hospital.	No change proposed to the plan. Policy EN1 deals with Green and Blue Infrastructure and Policy SI1 deals with Protection of Existing Open Space, Sport and Recreation Land and Facilities. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP291-16, LP404-6
5	Cross reference to policies on Urban Green Factor and biodiversity.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP28-17
	Transport		
6	TfGM suggest rewording criterion 9 to “... Take account of Continue to work with Transport for Greater Manchester and other partners in relation to the Metrolink Airport line Western Loop Leg,	No change proposed to the plan. This is more appropriately dealt with in a Statement of Common Ground.	LP298-12

	Respondents comments	MCC Response	Respondent ID
	which continues to fall under the consenting powers granted in 1997 planned expansion to ensure its integration into the design and layout of the hospital campus and seek to take full advantage of improved accessibility to the site.”		
7	Where MCC have referenced Metrolink Western Loop, please note that this should be referred to as Metrolink Airport line Western Leg.	Comment noted and agreed. Amend all references to “ Metrolink Airport line Western Leg ”.	LP298-12
8	Improve cycling routes and parking provision.	No change proposed to the plan. The policy wording provides sufficient flexibility that takes account of the issue raised.	LP404-6
9	Support the provision of new and enhanced pedestrian, cycling, public transport and highways links. The plan should also recognise the neighbouring Davenport Green Development with the enhancement of Fairy Brook and Brooks Drive and provide pedestrian and cycle access to those developments.	No change proposed to the plan. The policy wording alongside PfE JPA 3.1:Medipark provides sufficient flexibility that takes account of the issue raised.	LP25-4
10	Embed area specific transport improvements suggested to Policies T1-3 into this policy.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP384-7
11	Trafford Council make reference to the Timperley Wedge allocation adjacent to Wythenshawe Hospital and Medipark. They support the transport links between the sites referenced in the policy and seek reference to a requirement for new / improved bus services and/or priority bus infrastructure.	Change agreed. Amend policy to make reference to new/ improved bus services and/or priority bus infrastructure. “Deliver new and enhanced pedestrian, cycle routes and public transport and highways	LP323-4

	Respondents comments	MCC Response	Respondent ID
		links, including bus and priority bus infrastructure connecting to PfE Allocation JPA 3.2 Timperley Wedge. Amend last sentence of paragraph 8.65 to: “This alongside a proposed spine road and bus priority infrastructure as part of the Timperley Wedge...”	
	Strategic Regeneration Framework		
12	Make reference to the preparation of a Strategic Regeneration Framework/ Masterplan providing more detail.	No change proposed to the plan. The policy wording provides sufficient flexibility that takes account of the issue raised.	LP284-12
	Housing		
13	NHSPS supports the delivery of key worker housing to support the clinical needs of the hospitals. Ensure that the local need for affordable housing for NHS staff is factored into housing needs assessments, and any other relevant evidence. Request continued collaboration with the Council.	Comments noted regarding support and collaboration, acknowledging that the NHS is a Duty to Co-operate Body. The HNA considered what was affordable to key workers as part of establishing what is considered affordable housing.	LP319-3, LP322-5
14	Expand housing provision beyond key workers to include affordable homes for local residents. Set clear affordable housing quotas. Integrate housing with social infrastructure. Coordinate with Medipark and Wythenshawe District Centre strategies.	No change proposed to the plan. The provision of key worker and stepdown care housing in this location supports the functioning of Wythenshawe hospital. The affordable housing target of 30% relates to the whole City and individual targets are	LP278-13

	Respondents comments	MCC Response	Respondent ID
		avoided to ensure consistency of approach, as set out in Policy H2. The policy wording and local plan as a whole provides sufficient flexibility that takes account of the issue raised.	
	Historic Environment		
15	Reference should be made to retaining the Listed Buildings within the site, namely, Newall Green Farm.	No change proposed to the plan. PfE policy JP Allocation 3.1 Medipark covers the area in question and bullet point 6 seeks to take appropriate account of relevant heritage assets including Newall Green.	LP318-13
	Disabled Access		
16	Amend the policy to state "... prioritised in layout designs including improved access for disabled drivers and patients " and "...step down care housing and additional accessible housing. " and "Submit a Travel Plan for the incorporation of sustainable and accessible transport choices"	No change proposed to the plan. Accessibility is covered by Policy DM1 which states that buildings and neighbourhoods must be fully accessible to disabled people, any further amendments are made to this policy. PfE policy JP-H3: Type, Size and Design of New Housing requires all new homes to comply with M4(2) and this is reiterated in the draft Local Plan policy H3 which refers to this standard and also M4(3). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP385-15

	Respondents comments	MCC Response	Respondent ID
	Indoor and Outdoor Sports		
17	Include the need for new and/or improved indoor and outdoor sports facilities as a result of any increase in demand from new residential development, on the basis of evidence provided in the latest Strategy - Playing Pitch and Outdoor Sports Strategy and Built Facilities Strategy. Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance. Policy wording is not strong enough to "protect" loss of existing sports facilities or playing fields in line with NPPF paragraph 104. Include reference to Sport England's Active Design guidance.	No change proposed to the plan. PfE JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. Policy SI2 refers to outdoor and indoor sports facilities and increases in demand for such facilities from residential development. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 strategic Green and Blue Infrastructure and T1 Transport Principles. With regard to protection of open space this is set out in Policy SI1. With regard to playing fields the NPPF provides significant policy direction. The Local Plan picks up the approach to playing fields in Policies EN1 and SI1.	LP9-19

	Respondents comments	MCC Response	Respondent ID

Question No 18 - MIX: Manchester Airport

Do you agree with this policy? Yes (4) In Part (4) No (3)

Yes (LP309-18, LP305-2, LP298-13, LP9-39)

In part (LP321-18, LP266-1, LP25-4 LP12-3)

No (LP292-8, LP267-10, LP28-18)

	Respondents comments	MCC Response	Respondent ID
1	Support	Support noted.	LP29-15, LP266-1, LP284-13, LP298-13, LP305-2, LP309-18, LP323-5
	Environment		
2	UU seeks reference to a climate resilient infrastructure strategy which co-ordinates the delivery of new development with new infrastructure across the allocation. Policy text should reference a drainage strategy for surface water including SuDS.	No change proposed to the plan. Further detail will be provided within an SRF/Masterplan, if prepared, or at the planning application stage to ensure this matter is dealt with in a timely comprehensive way. Policy EN9 references the use of SUDS to minimise surface water run-off. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP29-15, LP386-14
3	Environment Agency states all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence and incorporate climate change allowances. Site-	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. Thematic policies deal with flood risk and	LP29-15, LP324-23

	Respondents comments	MCC Response	Respondent ID
	specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9 Flood Risk and EN8 Water Quality. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL). With regard to air quality, Growth Locations should make reference to AQMA's, where relevant. The policy should make reference to surface water management and watercourse protection and enhancement.	water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments.	
4	Improve landscaping and include a stronger commitment to protect and enhance biodiversity.	No change proposed to the plan. Policies EN1 and EN4 cover green infrastructure and biodiversity. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP267-10, LP291-17, LP292-8
	Transport		
5	Trafford Council seek clarification on the reference in the policy to "the proposed Manchester Airport Northern Powerhouse Railway station and rail link to Manchester Airport Station' and wishes to understand which rail link this is referring to.	Change agreed. Amend the third bullet point to state: "... and the proposed Manchester Airport Northern Powerhouse Railway station and rail link to Manchester Airport Station. "	LP323-5
6	TfGM suggest including the following: " Manchester City Council will continue to work with Transport for Greater Manchester, Manchester Airport and other partners in relation to the proposed Metrolink Airport line Western Leg, which continues to fall under the consenting powers granted in 1997, the proposed Northern	No change proposed to the plan. This is more appropriately dealt with in a Statement of Common Ground.	LP298-13

	Respondents comments	MCC Response	Respondent ID
	Powerhouse Rail (NPR) Manchester Airport Station and create provision for access to cycling and walking networks, to maximise the numbers using the existing Ground Transport Interchange (GTI) at Manchester Airport."		
7	Embed area specific transport improvements suggested to Policies T1-3 into this policy.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP384-8
8	National Highways wants proposals assessed for their transport impact on the SRN.	No change proposed to the plan. The Local Plan, alongside Places for Everyone, will form the development plan for Manchester. This issue is addressed through other policies in the plan. Places for Everyone Policy JP-C8 sets out transport requirements for new development including the need for transport assessments, where appropriate. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole	LP321-18
9	Extend parking controls in operation at Manchester Airport to Mix.	No change proposed to the plan. Parking controls are not within the remit of the Local Plan.	LP301-1
10	Development at Mix should respect existing rights of way.	Change agreed. Make reference to consideration of public rights of way. "Make provision for access to cycling and walking networks, including public rights of way	LP25-4

	Respondents comments	MCC Response	Respondent ID
11	Network Rail request involvement in the implementation of SGL12.	Comment noted.	LP268-4
	Employment		
12	Suggest considering a Plan B in case the economic stimulus around the area does not materialise.	No change proposed to the plan.	LP261-24, LP292-8
13	Summarises policy.	Comments noted.	LP268-5
14	Summarises the context for the proposed policy. The policy should reflect the full range of uses in the SRF, including B2 (General Industrial) and ancillary warehouse space, F1 (Learning and non-residential institutions) and C1 (Hotel). Amend policy to state: "The area is suitable for offices E(g)(i), research & development E(g)(ii) advanced manufacturing E(g)(iii), general industrial with ancillary warehousing B2, , education F1, hotels C1, and ancillary commercial facilities which will support further the business destination role"	No change proposed to the plan. The Local Plan provides the policy context and refers to ancillary commercial facilities providing adequately flexibility.	LP266-1
	Residential		
15	Introduce mixed-use development with residential components to create inclusive communities. Mandate affordable housing delivery in adjacent regeneration zones to offset market pressures. Coordinate with Wythenshawe District Centre and Medipark policies to ensure housing and infrastructure are integrated.	No change proposed to the plan. This is an employment location. Inclusive growth objectives and policies are set out in PfE and draft local plan SP2 identifies inclusive growth as a strategic issue. SRF's support the delivery of the City's Our Manchester Strategy and are co-ordinated in their preparation through collaboration, consultation and the committee process.	LP278-14
	Manchester Airport		LP305-2

	Respondents comments	MCC Response	Respondent ID
16	Development that comes forward at MIX Manchester would need to meet Manchester Airport's aerodrome safeguarding requirements.	No change proposed to the plan. Policy DM9 deals with this matter. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	
	Site Area		
17	The developers of Kingsley Hall and Thorley House, off Bailey Lane seek a greater understanding of the rationale behind the Mix boundary.	No change proposed to the plan. The boundary relates to where significant development is proposed during the lifetime of the plan.	LP301-1
	Viability		
18	National Highways wish any transport implications identified from a transport impact assessment to be considered alongside viability.	No change proposed to the plan. Viability would be considered within the context of any planning application where appropriate.	LP321-18
	Planning Process		
19	Raises concerns with previous approvals on the site and seeks assurance that the full and proper planning process is applied to future applications.	No change proposed to the plan.	LP12-3
	Indoor and Outdoor Sport		
20	Sport England strongly recommend the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance.	No change proposed to the plan. Policy SI2 references Sport England technical Design Guidance. Sport England's Active Design guidance covers a range of principles of wider relevance than the provision of new open space, sport and recreational facilities. Many of these principles are already picked up under other policies such as EN1 and T1.	LP9-39

Question No 18a - Policy SGL 13 Manchester Airport Strategic Site

	Respondents comments	MCC Response	Respondent ID
1	Support.	Support noted.	LP268-4, LP298-14, LP305-9, LP323-6
	Environment		
2	Policy text should reference a drainage strategy for surface water including SuDS.	No change proposed to the plan. Policy EN9 references the use of SUDS to minimise surface water run-off. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP386-15
3	Environment Agency states all site allocations must be supported by appropriate flood risk assessments based on the most up-to-date evidence and incorporate climate change allowances. Site-specific policies should embed flood risk principles directly, rather than relying on cross-references to thematic policies such as EN9 Flood Risk and EN8 Water Quality. Where a strategic policy is being delivered within a Growth Locations this should be referenced, for example, Bringing the River Irk to Life (BRIL). With regard to air quality, Growth Locations should make reference to AQMA's, where relevant. The policy should make reference to flood risk and surface water management, watercourse protection and enhancement and COMAH site considerations,	No change proposed to the plan. An updated SFRA providing evidence on flood risk has been relied on in the preparation of Reg 19 version of the Local Plan. Thematic policies deal with flood risk and water quality and other matters. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. Any further amendments will be made to these policies where appropriate to take account of comments. COMAH sites are covered by other legislation and not within the remit of Local Plans.	LP29-16, LP324-14

	Respondents comments	MCC Response	Respondent ID
	with regard given to Cotterill Clough SSSI and the River Bollin.		
4	Natural England have raised concerns about increased aviation and rail transport and associated rise in emissions. They state the HRA will be required to assess any potential affect on a habitat site and Natural England must be consulted on "appropriate assessment". Whilst they support alignment with PfE and their HRA they request this issue is dealt with in the current Local Plan and further assessment is necessary, with consideration being given to Cotterill Clough SSSI.	No change proposed to the plan. The HRA paragraph 4.4.2 “recognised that the expansion of Manchester Airport could lead to increases in air pollution, both from increased aircraft movements and through increased road traffic generation to and from the Airport, the Plan being Assessed does not have control over aircraft movements (airside operations) and therefore this source is Screened out of this Assessment. Potential increases in road traffic are however Screened in.” Cotterill Clough SSSI is outside of the scope of an HRA which is required only to assess those sites considered to be part of the National Sites Network.	LP325-6
5	Growth in air traffic has to be carefully weighed against the ambition for zero carbon by 2038. There is little consideration given to this matter in the plan.	No change proposed to the plan. The growth in air traffic to make best use of runway capacity is in line with national policy and is not within the remit of the Local Plan.	LP28-18
6	Reference protection of Painswick Park Meadow SBI for enhancement and surrounded by a buffer. Suggest that the wording should be strengthen to state ‘ all development needs to take account of its impact in terms of ecology ’	Change agreed. Reference Painswick Park Meadow SBI in paragraph referencing SBI’s and amend the policy to: “Land within and adjacent to Junction 5 of the M56 and to the north of the slip road, suitable for surface access, car parking, airport ancillary uses and commercial uses, such as offices and hotels. Any	LP291-18

	Respondents comments	MCC Response	Respondent ID
		development should avoid the Painswick Park SBI and be in line with Policy EN4 Biodiversity and Geodiversity ; and”	
	Transport		
7	TfGM welcome the policy criterion that requires development to make provision for new and improved sustainable transport, surface access and highways infrastructure including the list of potential interventions. Delivering the necessary public transport improvements will require continued partnership working and close collaboration between MCC, Manchester Airports Group and TfGM.	No proposed change to the plan. Comments noted.	LP298-14
8	National Highways acknowledge the need for early engagement with them to ensure engagement with NPPF and DfT Circular 01/2022. Appropriate assessments will be required for airport-linked development (including temporary uses during construction) to understand any impacts on the safe operation and resilience of the SRN, given the likelihood of significantly altered traffic patterns.	No change proposed to the plan. Acknowledge the need for early engagement with National Highways and a Statement of Common Ground is setting out the current known position with regard to development and transport infrastructure.	LP321-74
9	Trafford Council state that any impact from development at Junction 5 of the M56 must consider and mitigate any impact on Timperley Wedge allocation or the wider area. Also additional car	No change proposed to the plan. The growth of air traffic at Manchester Airport to make the best use of runway capacity may result in the reconfiguration of the airport and the uses proposed at Junction 5 of	LP323-6

	Respondents comments	MCC Response	Respondent ID
	parking will need to carefully consider existing highway constraints.	the M56 reflect this. Trafford MBC will be consulted as part of any planning application process. Comments noted regarding car parking proposals.	
10	Network Rail request involvement in the implementation of SGL13.	Comments noted.	LP268-4
11	Embed area specific transport improvements suggested to Policies T1-3 into this policy.	No change proposed to the plan. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP384-9
12	Do not build any more car parks at the Airport and improve public transport access.	No change proposed to the plan. The policy wording provides sufficient flexibility that takes account of the issue raised.	LP267-54
13	Make reference to wheeling as part of the network of cycling and walking routes and the existence of the National Cycle Network through the site.	Change agreed. Amend final bullet point to: “The provision of active travel a network of cycling and walking routes, taking account of the National Cycle Network through the site. ” Make reference “active travel” which includes wheeling and to the National Cycle Network through the site.	LP365-6
	Employment		
14	Trafford Council state that any development would need to be complementary to Timperley Wedge rather than competing with it.	No change proposed to the plan. The growth of air traffic at Manchester Airport to make the best use of runway capacity may result in the reconfiguration of the airport and the uses within the site. Trafford	LP323-6

	Respondents comments	MCC Response	Respondent ID
		MBC will be consulted as part of any planning application process.	
	Residential		
15	Link airport growth to housing strategies. Mandate affordable housing delivery in adjacent regeneration zones. Embed community benefit agreements. Mitigate environmental impacts.	No change proposed to the plan. Inclusive growth objectives and policies are set out in PfE and draft local plan SP2 identifies inclusive growth as a strategic issue. The affordable housing target of 30% relates to the whole City and individual targets are avoided to ensure consistency of approach, as set out in Policy H2. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP278-15
	Manchester Airport Growth		
16	Oppose growth of Manchester Airport. Support for aviation expansion is incompatible with climate change commitments, noise and air pollution. The local plan places too much emphasis on predictions of economic growth through increasing both freight and passenger aviation, that these policy sections within the draft Local Plan are unsound.	No change proposed to the plan. The growth of aviation is covered by national policy and is not a matter for the Local Plan. National aviation policy seeks to make the best use of existing runway capacity and ensure aviation supports the national objective of long-term economic growth. Aviation emissions are recognised as contributing toward climate change and the Government strategy is to	LP267-54, LP290-6, LP333-1

	Respondents comments	MCC Response	Respondent ID
		tackle this at an international level, through emissions trading systems.	
17	Manchester Airport Group supports growth on the Airport in line with national policy and set out the economic growth contribution over the plan period. They recommend an amendment to make reference to hotel development being acceptable. Amend the policy to state "Suitable development within the Manchester Airport Operational Area outside the Green Belt will be supported which enhances the efficiency and amenity of the Airport, including:Airport ancillary infrastructure such as hotel "	Change agreed. Within the policy add the wording "...Airport ancillary infrastructure, such as hotels "	LP305-9
	Historic Environment		
18	Historic England seeks amendment to the bullet point relating to the historic environment to state "Take appropriate account of relevant heritage assets, and their setting, including Listed Buildings, Clough Bank Farm House, Rose Cottage and Hale Top Farm Cottages. Proposals that would result in substantial harm to (or total loss of significance of) a relevant heritage asset will only be approved where it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits (including, where appropriate, meeting operational capacity requirements) and taking account of the	Change agreed. Amend the policy to state, "Take appropriate account of relevant heritage assets, and their setting, including Listed Buildings, Clough Bank Farm House, Rose Cottage and Hale Top Farm Cottages. Proposals that would result in substantial harm to (or total loss of significance of) a relevant heritage asset will only be approved where it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits (including, where appropriate, meeting operational capacity requirements) and taking account of the availability of preferable alternative development options within the Airport site"	LP318-14

	Respondents comments	MCC Response	Respondent ID
	availability of preferable alternative development options within the Airport site"		
19	Object to reference related to heritage assets and believe natural and cultural heritage assets must be preserved and conserved.	No change proposed to the plan. The policy wording provides sufficient flexibility that takes account of the issue raised.	LP404-7
	Question Omitted		
20	There was no question to answer in the draft Local Plan for Manchester Airport.	Comment noted. This was an oversight and comments made to this policy have been fully considered. A question will be added at the Regulation 19 stage.	LP28-18, LP267-54, LP290-6, LP321-74

