

Question No 30 - Centre Hierarchy

Do you agree with this policy? Yes (5) In Part (3) No (0)

Yes (LP321-30, LP309-30, LP292-15, LP267-21, LP28-30)

In part (LP385-24, LP261-13, LP23-9)

	Respondents comments	MCC Response	Respondent ID
1	Support	Support noted.	LP28-30, LP267-21, LP292-15, LP309-30, LP321-30 (NH)
1a	Support in part	Support in general noted.	LP 23-9, LP261-13, LP276-10 LP385-24
2	Need planning policies for local shops that meet the needs of local residents instead of cafes/restaurants that cater for non-residents.	No change proposed to plan. Policy C1 sets out the role and purpose of centres within the retail hierarchy. District and Local centres are identified as having an essential role in meeting the needs of local residents, however attracting visitors is also an important function of centres to support their vitality and viability.	LP396-4
3	The City Centre and district centres should be accessible for disabled people, children and older people.	No change proposed to plan. The plan contains several policies regarding the need for development to be accessible for all members of the community, (e.g.SP2, SGL2, C3).	LP385-24

	Respondents comments	MCC Response	Respondent ID
		Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	
4	Recent court decisions on gender identification may also mean that changing areas should include non-gender specific areas or private enclosed areas that can be used by anyone.	No change proposed to the plan. This issue is outside of the scope of the Local Plan.	LP385-24
5	The Local Plan provide clearer information on the locations and boundaries of recognised District and Local Centres	No change proposed to the plan. District centre boundaries are shown on the Policies map and can be viewed on an Ordnance survey base at Draft Local Plan Policies	LP308-30, LP379-19
6	Policy should address impacts that centres have on surrounding residential neighbourhoods	No change proposed to the plan. Impacts of development are dealt with as part of planning applications. Centres are part of the pattern of development, often formed when the City expanded and serve the needs of residents and visitors.	LP308-30, LP379-19
7	The establishment of new cafes, takeaways, or similar uses outside designated centres should be strictly controlled	No change proposed to the plan. This issue is addressed through other policies in the plan (Policy C8, Policy C9, C10, C12). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP379-19
8	WCS would like to query if the local centre, Mauldeth Road, Withington, is Ladybarn local centre?	No change proposed to the plan. This is correct Mauldeth Road, Withington is also Ladybarn Local Centre.	LP297-13

	Respondents comments	MCC Response	Respondent ID
9	All residents should be able to access services and facilities (including leisure) within a 20-minute walk of their homes.	No change proposed to the plan. The principles and policies which relate to centres incorporate aspects that would feature within a 20 minute neighbourhood concept.	LP267-21
10	Recommend establishment of new District Centre around St Cuthbert's church site on the corner of Fir St and Oldham Rd to serve the communities of Ancoats, Collyhurst, and Miles Platting in ways that the Northern Quarter cannot	No change proposed to the plan. This area of Miles Platting is close to the Victoria North regeneration area which has well developed proposals for a network of primary and secondary retail hubs providing convenience retail facilities and Post Office and banking facilities to serve existing communities as well as new.	LP379-19
11	Collyhurst should have some shops and leisure facilities	Noted.	LP309-30
12	The listing of Local centres at C1 should include the identification of the growing residential base in South Castlefield/Britannia Basin from the Inner ring road to Cornbrook. It should be included in the table against the Hulme ward, classified as a "local area" and expanded upon later in the section to explain the growth in the area and the need for appropriate facilities and infrastructure.	No change proposed to the plan. Given the scale of the City Centre, no local centres are identified, however the policy makes it clear that locations which are not identified in the Local Plan but which perform the same function in terms of scale and meeting local needs will also be considered local centres.	LP281-7, LP311-8, LP374-9

	Respondents comments	MCC Response	Respondent ID
13	The Gorton Hub has been a success for the residents of Gorton partly because there was proper resident consultation before it was built	Noted.	LP 261-13

Question No 31 - City Centre Retail

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

Yes (LP321-31, LP309-31, LP28-31)

In part (LP385-25, LP272-10, LP23-4)

	Respondents comments	MCC Response	Respondent ID
1	Support		
2	Support in part		
3	Policy should include reference to wider objectives around medical provision and seating facilities within the City Centre.	No change proposed to the plan. This policy is specifically related to retail development in the City Centre. PfE Policy JP-P6 provides the strategic context for planning for health needs generally, Policy SP2 sets out how new development should make a positive contribution to the health of residents amongst other criteria and Policy SGL2 provides the wider context for City Centre development.	LP385-25
4	Considers Manchester to have become over commercialised with a poorly balanced retail offer and is lacking in visual amenity.	Noted	LP344-16
5	Support the policy but consider it should be clarified that integrated local retail and leisure within strategic mixed-use regeneration areas like Mayfield is supported.	No change proposed to the plan Policy SGL3 covers the Mayfield area and states that proposals will provide high-density commercially led mixed-use development, including offices, residential, hotels, leisure and retail.	LP272-10

	Respondents comments	MCC Response	Respondent ID
6	Support policy but consider it could be strengthened in relation to comparison retail proposals outside of the PSA	No change proposed to the plan. It is considered that the policy is appropriate and aligns with NPPF.	LP23-4 LP276-11
7	Greater clarity should be provided on the criteria that must be satisfied for comparison retail development to be considered appropriate beyond the PSA, within the wider City Centre	No change proposed to the plan. It is considered that the policy is appropriate and aligns with NPPF.	LP23-4
8	The Britannia Basin area of Hulme from the inner ring road to Cornbrook should be listed as a local centre to assist in the provision of amenities for a growing residential population.	No change proposed to the plan. Given the scale of the City Centre, no local centres are identified, however the policy makes it clear that locations which are not identified in the Local Plan but which perform the same function in terms of scale and meeting local needs will also be considered local centres. The Precinct Centre, Oxford Road (Ardwick/Hulme) is within the proposed extended City Centre boundary and has therefore been deleted from the table in Policy C1	LP265-3
9	Could there be temporary use of empty premises for arts or community projects at peppercorn rents?	No change proposed to the plan. This issue is outside of the scope of the Local Plan.	LP28-31

Question No 32 - District Centres

Do you agree with this policy? Yes (7) In Part (3) No (0)

Yes (LP385-26, LP321-32, LP318-17, LP309-32, LP292-16, LP267-22, LP28-32)

In part (LP304-10, LP23-13, LP9-27)

	Respondents comments	MCC Response	Respondent ID
1	Support the policy in part, but there needs to be bin storage within the curtilage and planning conditions that stipulate it.	No change proposed to plan. This issue is addressed through other policies in the plan (Policy DM1). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP304-10
2	Would like the policy to discourage betting shops	No change proposed to plan. Betting shops are an appropriate use with district centres.	LP297-14
3	Support the Policy provided that any intensification, residential or mixed-use schemes do not compromise, constrain or pose future restrictions on established industrial operations at the adjacent Brewery.	Policy DM1 Development Management is being amended to take account of agent of change.	LP382-13
4	Development in District Centres should prioritise the integration of sustainable transport links, safe and secure cycle parking and provide accessible seating areas to support inclusive access for all users to ensure centres are accessible to all.	No change proposed to plan. This issue is addressed through other policies in the plan (Policy e.g. SP1, TP2, DM1). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP365-10

	Respondents comments	MCC Response	Respondent ID
5	Considers Manchester to have become over commercialised with a poorly balanced retail offer and is lacking in visual amenity.	No change proposed to the plan. Comment noted	LP344-17
6	The Local Plan is an opportunity to address the failure to deliver public services and community infrastructure through the previous Miles Platting PFI. Recommended that the council consider including provision for a new District Centre around the site of St Cuthberts Church of England site which is well positioned to serve the communities of Ancoats, Collyhurst, and Miles Platting in ways that the trendy Northern Quarter is not able to fulfil.	No change proposed to the plan. This area of Miles Platting is close to the Victoria North regeneration area which has well developed proposals for a network of primary and secondary retail hubs providing convenience retail facilities and Post Office and banking facilities to serve existing communities as well as new. This area is in close proximity to the City Centre and also the district centres of Sportcity and Newton Heath.	LP308-31, LP388-6
7	Support the policy but would like to know how it would be implemented as it is very far from current practice, as evidenced by Chorlton District Centre	No change proposed to plan. Future planning applications will be considered against the policies in the plan. Progress against the Plan's aims and Objectives will be monitored annually.	LP261-31, LP267-22, LP292-16
8	Support the policy but consider it should provide greater protection for the City Centre PSA	No change proposed to plan. It is considered that the policy is appropriate and aligns with NPPF.	LP23-13, LP276-12
9	Resident/employer-led development should be a key part of any district centre policy and assistance given to sourcing and supporting a range of occupants of vacant retail stores. One way to do this would be for the Council to hold a register of property owners and landlords and facilitate communication between them and resident groups.	No change proposed to plan. This issue is outside of the scope of the Local Plan.	LP267-22

	Respondents comments	MCC Response	Respondent ID
10	Could there be temporary use of empty premises for arts or community projects at peppercorn rents?	No change proposed to plan. This issue is outside of the scope of the Local Plan.	LP28-32
11	Sport England recommend inclusion of reference to their Active Travel guidance.	No change proposed to the plan. This issue is addressed through other policies in 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. It is not considered appropriate to include guidance produced by 3 rd parties.	LP9-27

Question No 33 - North and East District Centres

Do you agree with this policy? Yes (4) In Part (1) No (0)

Yes (LP321-33, LP318-18, LP309-33, LP28-33)

In part (LP9-5)

	Respondents comments	MCC Response	Respondent ID
1	Welcome the reference to development within district centres seeking to improve the environmental quality, enhancing the public realm, connectivity and street scene, including improved shopfronts.	Support noted	LP318-18 (HE)
2	This policy should encourage the creation of a new district centre around St Cuthberts on Oldham Road which is the perfect location situated as it is at the crossroads between three neighbourhoods where older and lower income households are much in need of additional retail, food, and social infrastructure provision (Ancoats, Collyhurst, Miles Platting).	No change proposed to the plan. This area of Miles Platting is close to the Victoria North regeneration area which has well developed proposals for a network of primary and secondary retail hubs providing convenience retail facilities and Post Office and banking facilities to serve existing communities as well as new.	LP296-13
3	Sport England's would 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.	LP9-5

	Respondents comments	MCC Response	Respondent ID
4	Could there be temporary use of empty premises for arts or community projects at peppercorn rents?	No change proposed to the plan. This issue is outside of the scope of the Local Plan.	LP28-3

Question No 34 - Central Manchester District Centres**Do you agree with this policy? Yes (4) In Part (1) No (0)****Yes (LP321-34, LP318-19, LP309-34, LP28-34)****In part (LP9-25)**

	Respondents comments	MCC Response	Respondent ID
1	Agent of change principle should be embedded across all relevant policy areas to ensure that the operational interests of major employers are not compromised.	Change proposed to the plan Policy DM1 Development Management is being amended to take account of agent of change.	LP382-14
2	Potential indirect SRN impacts should be considered. Transport assessments for major developments should consider cumulative impacts and modal shift opportunities.	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.	LP321-34 (NH)
3	Welcome the reference to development within district centres seeking to improve the environmental quality, enhancing the public realm, connectivity and street scene, including improved shopfronts.	Support noted.	LP318-19 (HE)
4	Could there be temporary use of empty premises for arts or community projects at peppercorn rents?	No change proposed to the plan. This issue is outside of the scope of the Local Plan.	LP28-34

	Respondents comments	MCC Response	Respondent ID
5	Sport England's 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.	LP9-25

Question No 35 - South Manchester District Centres

Do you agree with this policy? Yes (5) In Part (4) No (0)

Yes (LP321-35, LP318-20, LP309-35, LP299-5, LP28-35)

In part (LP395-11, LP292-17, LP267-23, LP9-3)

	Respondents comments	MCC Response	Respondent ID
1	District Centres should include some kind of 'civic centre' square or space for people to meet, indoors and out.	No change proposed to plan. Policy C1 identifies that District Centres are a focus for community functions, and Policy C6 highlights the need for continuing improvements to the environmental quality of centres, including public realm.	LP267-23, LP395-11
2	There should be more in about developing the middle of Chorlton, around Chorlton cross, and the old precinct, about that development to be more in keeping with the local environment, and about the need to support / encourage local independent traders.	No change proposed to plan. It is considered appropriate that Policy C6 applies to Chorlton District Centre as a whole.	LP373-1
3	Add to Para10.70 'and to improve the management of student living in the Private Rented Sector in the wider Fallowfield neighbourhood'.	Change agreed. Add ' to improve the management of student living in the Private Rented Sector in the wider Fallowfield neighbourhood ' to para 10.70.	LP297-12, LP351-3
4	The regeneration of Wythenshawe may increase trip generation; transport assessments for major developments should consider cumulative impacts on nearby SRN junctions given proximity to the M56 corridor.	No change proposed to plan. Comment noted. This issue is addressed through other policies in the development plan. (Places for Everyone Policy JP C8 sets out transport requirements for new	LP321-35 (NH)

	Respondents comments	MCC Response	Respondent ID
		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.	
5	We welcome the reference to development within district centres seeking to improve the environmental quality, enhancing the public realm, connectivity and street scene, including improved shopfronts.	Support noted.	LP318-20 (HE)
6	In all areas where busy roads run through commercial areas, it would be great to see the further development of strategies that enhance the environment and improve air quality through reduction in traffic speed, and through the use of planters and hedges to catch the particulates which contribute to poor air quality. It would also be good to build in as many traffic islands and crossing places as possible to make high streets safe and accessible for pedestrians.	No change proposed to plan. This issue is addressed through other policies in the plan (Policy JP S5 in Places for Everyone, Policy EN 7). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP299-5
7	Policy C6 contains one omission – the reference in the 4th paragraph to Chorlton and Fallowfield should include Withington.	Proposed change to plan Include “ Withington ” to the 4 th paragraph	LP297-12
8	The food and drink sector has been allowed to develop out of all proportion with local needs, to the detriment of other retail. There needs to be a cap on the number of catering outlets in the district and a downward influence to rebalance.	No change proposed to plan. Restaurants, bars and pubs are identified in NPPF as appropriate for town and district centres.	LP261-32, LP267-23, LP292-17

	Respondents comments	MCC Response	Respondent ID
9	There should be a similar statement for these centres to that in Policy C7 for local centres: "Development proposals in local centres which would not reflect the local role of these centres will be assessed according to <i>Policy C 8 Out-of-centre development</i> ".	No proposed change to the plan. Policy C1 states that the scale of development should be appropriate to the role of centres within the hierarchy and not adversely impact other centres. This is reiterated in Policy C3. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole. District Centres have boundaries setting out the area where the policy applies. This is possible because there are 18 and it is proportionate to review the boundaries as part of the Local Plan Review. Within these areas proposals which accord with both NPPF, PfE and the Local Plan will be permitted. In terms of Local Centres there are many more and they do not have boundaries, requiring the wording quoted to manage the scale of and role of centres and their impact on district centres.	LP261-32, LP267-23, LP292-17
10	Could there be temporary use of empty premises for arts or community projects at peppercorn rents?	This issue is outside of the scope of the Local Plan.	LP28-35
11	Sport England's would 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 LP9-3	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.	

Question No 36 - Local Centres

Do you agree with this policy? Yes (6) In Part (1) No (0)

Yes (LP385-27, LP321-36, LP309-36, LP292-18, LP267-24, LP28-36)

In part (LP6-3)

	Respondents comments	MCC Response	Respondent ID
1	The community asks for policies that support a diverse range of shops that meet local need and that prevent residential areas from being dominated by late night food venues. The boundaries of the local district centres must be clearly marked with policy addressing the spill over.	No change proposed to plan. Policy C7 encourages provision of local shopping and services which are important to the local community.	LP393-2
2	All local centres should be accessible including clear signage and seating.	No change proposed to plan. This issue is addressed through other policies in the plan (Places for Everything JP P1, Policy DM1). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP385-27
3	Development in Local Centres should enhance sustainable transport connectivity by integrating route connections and facilities. Proposals should provide safe cycle parking and accessible seating to ensure that the centres are welcoming and useable	No change proposed to the plan. This issue is addressed through other policies in the development plan (Places for Everyone Policy JP C8, Policy SP1, TP2, DM1). Where other policies in the	LP365-11

	Respondents comments	MCC Response	Respondent ID
	for all members of the community, supporting active travel and inclusive access.	Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	
4	Potential identification of new local centres in regeneration areas should be monitored for cumulative transport impacts; transport assessments for new centres should ensure no adverse SRN-adjacent effects. Overall, the policy aligns with sustainable development principles and is unlikely to generate significant SRN concerns.	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 these matters they are not repeated as the plan should be read as a whole..	LP321-36
5	The listing of Local centres at C1 should include the identification of the growing residential base in South Castlefield/Britannia Basin from the Inner ring road to Cornbrook. It should be included in the table against the Hulme ward, classified as a “local area” and expanded upon later in the section to explain the growth in the area and the need for appropriate facilities and infrastructure.	Given the scale of the City Centre, no local centres are identified, however the policy makes it clear that locations which are not identified in the Local Plan but which perform the same function in terms of scale and meeting local needs will also be considered local centres. The Precinct Centre, Oxford Road (Ardwick/Hulme) is within the proposed extended City Centre boundary and would therefore no longer be listed in the table in Policy C1.	LP265-2, LP281-6, LP311-9, LP358-8
6	Collyhurst should have a local centre.	Comment noted	LP309-36
7	This policy should specifically aim to encourage the development of facilities that have been lost from the area on the basis of promises that they would be	No change proposed to the plan. This policy relates to development in existing District Centres as set out in Policy C3.	LP296-14

	Respondents comments	MCC Response	Respondent ID
	replaced with significant and varied facilities and infrastructure.		
8	A 20-minute neighbourhood policy would strengthen this policy along with a commitment to work collaboratively with local people in shaping the centres.	No change proposed to the plan. Neighbourhoods within Cities effectively function as 20 minute neighbourhoods. The principles incorporate aspects that would feature within a 20 minute neighbourhood concept. The preparation of the Local Plan and consultation is an opportunity to comment and shape the centres.	LP267-24
9	Could there be temporary use of empty premises for arts or community projects at peppercorn rents?	This issue is outside of the scope of the Local Plan.	LP28-36
10	Policy 10.73 seems too vague. We know where the areas which the focus of regeneration activity are already. It should be called out where these local centres will be, especially in those regeneration areas bordering the city centre/other SGLs, where less locally focuses functions might emerge.	No change proposed to plan Paragraph 10.73 is part of the 'Reasoned Justification' for the policy, not the policy itself. Whilst areas of regeneration are broadly known, the timescales over which they will come forward is not known. The Policy provides a framework in which to assess proposals in the future.	LP6-3

Question No 37 - Out-of-centre development

Do you agree with this policy? Yes (5) In Part (3) No (0)

Yes (LP321-37, LP292-19, LP290-9, LP267-25, LP28-37)

In part (LP27-10, LP23-5, LP9-17)

	Respondents comments	MCC Response	Respondent ID
1	The emphasis on sequential testing and impact thresholds is supported.	Support noted	LP321-37 (NH)
2	Support policy but consider there should be greater protection for City Centre PSA and wording should be amended to reflect NPPF more closely.	No proposed change to the plan. The wording is considered appropriate and aligns with NPPF.	LP23-5, LP276-13
3	Supportive of the policy but disagree with the retail impact threshold and consider a change to the retail impact threshold in line with NPPF, would improve the policy.	No proposed change to the plan. The rationale for applying an impact threshold within the development plan which deviates from the national threshold of 2,500 sq.m is set out in the Retail and Leisure Study (Retail and Leisure Study Manchester City Council) By applying a lower threshold, applications for developments which could potentially have a harmful effect on the overall vitality and viability of a defined centre, will need to be supported by a proportionate impact assessment which sets out the potential trade diversion impact assumptions	LP282-13
4	Significant proposals may have indirect SRN impacts, transport assessments for larger schemes should consider SRN-adjacent corridors and integrate sustainable transport options to reduce car dependency.	Noted.	LP27-10(NH)

	Respondents comments	MCC Response	Respondent ID
5	Sport England strongly recommends 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.	LP9-17
6	Thresholds should distinguish between food/non-food and convenience/comparison retail	See response to point 3 above.	LP282-13
7	The use of an impact threshold of 750sqm gross for both retail and leisure purposes for the City Centre, and the approach to impact assessments is supported in principle.	Support noted	LP23-5
8	Add a criterion that the proposed development should lead to a decrease in carbon emissions, in line with the city's target to be zero carbon by 2038.	No change proposed to the plan. This issue is addressed through other policies in the plan (for example Places for Everyone Policy JP S2, Policy SP2, Policy ZC 2). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP27-10

Question No 37a - Leisure Developments (Entertainment, leisure and Food and Drink Developments)

	Respondents comments	MCC Response	Respondent ID
1	The draft plan is lacking in requiring provision to be made for creating local communities amongst new developments, including provision of community facilities.	No change proposed to the plan. This issue is addressed through other policies in the plan (for example Places for Everyone Policy JP P1, Policy SP2). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP359-3, LP361-1, LP362-1, LP364-1, LP369-1
2	The local plan should provide protections for existing community facilities such as pubs from being threatened and replaced by developments.	No change proposed to the plan. Policy C9 provides a policy framework for the protection of existing uses in line with NPPF.	LP359-3, LP361-1, LP362-1, LP364-1, LP369-1
3	All Leisure Development proposals should prioritise sustainable transport links to maximise health benefits and reduce car dependency. Secure cycle parking should be provided as standard.	No change proposed to plan. This issue is addressed through other policies in the development plan (Places for Everyone Policy JP C8, Policy SP1, TP2, DM1). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP365-12
4	Proposals should ensure that leisure facilities are accessible to all.	No change proposed to plan. This issue is addressed through other policies in the plan (Places for Everyone Policy JP P1, Policy SP1, TP2, DM1). Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole	LP365-12
5	Plan omits Castlefield Bowl, outdoor performance spaces, and heritage-based tourism. These need to	No change proposed to plan.	LP360-26, LP374-13

	Respondents comments	MCC Response	Respondent ID
	be included in the plan as part of a wider visitor economy drive for the city centre.	The City Council is committed to the improvement of the Castlefield area and is preparing a Strategic Regeneration Framework. The City has many venues and is unable to reference all venues.	
6	Under existing provision, whilst we support the explicit retention of small and independent businesses we suggest this part of the policy is also expanded to cover all cultural provision. This would ensure conformity with paragraph 98 of the NPPF (2024) in terms of guarding against unnecessary loss.	No change proposed to the plan. The last paragraph of Policy C9 explicitly references the culture sector.	LP313-1
7	National Highways supports the policy's emphasis on sustainable transport access for leisure developments, particularly large-scale venues such as Sportcity. Transport assessments for significant leisure proposals near SRN corridors should consider peak-time impacts and mitigation strategies; continued leisure growth may influence travel patterns/demand on SRN-adjacent routes.	No change proposed to the plan. Support 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 these matters they are not repeated as the plan should be read as a whole.	LP321-38

Question No 38 - Leisure and Evening Economy

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

Yes (LP321-38, LP309-38, LP28-38, LP6-1)

In part (LP272-11, LP9-13)

	Respondents comments	MCC Response	Respondent ID
1	Concentration of AirBnB's in West Didsbury. The council should consider a policy to discourage Airbnbs and to force landlords to be responsible.	No proposed change to the plan. It is acknowledged that short term lets can have an impact on availability of housing, however they also play a valuable role in providing accommodation options for visitors to the City. This use is difficult to control using current planning legislation, however Government has indicated an intention to introduce a new use class specifically for short term lets and potentially permitted development rights. If this is introduced, this would allow local authorities more control over distribution/concentration.	LP404-11
2	The agent of change principle must be embedded across all relevant policy areas, with the duty placed on applicants, not established industry, to manage and mitigate impacts (design, noise, light, odour, vibration, traffic, hours, delivery, safety etc.)	Policy DM1 Development Management is being amended to take account of agent of change.	LP382-11
3	Heineken requests the plan cross-references relevant environmental, design, and economic policies to reinforce that employment protection overrides competing land use objectives where sites are proven to be strategic for Manchester's industrial base, such as the Heineken site.	No change proposed to the plan. Policy GL3 City Centre Areas has been amended to refer to Heineken Brewery. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole	LP382-11

	Respondents comments	MCC Response	Respondent ID
4	The Local Plan should support development that will create a cohesive cultural identity for Castlefield, recognise and enable development that enhances visitor experience, building on established attractions including Aviva Studio, Science + Industry Museum and Castlefield Viaduct.	The City Council is committed to the improvement of the Castlefield area and is preparing a Strategic Regeneration Framework which will deal with the issues raised.	LP360-14, LP374-11
5	Concerns about types of signage used	No change proposed to the plan. Policy DM6 sets out approach to advertisements	LP344-12
6	While amenity is primarily a local matter, proposals generating significant footfall/traffic, especially in the City Centre or near major venues, may have indirect SRN implications. Transport assessments for larger leisure developments should consider peak-time/evening patterns and mitigation where SRN-adjacent corridors may be affected; support for sustainable transport and balanced land use is welcomed.	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.	LP321-38
7	This policy and its application of the 'agent of change' principle is welcomed. Following previous cases of valued cultural facilities being affected by incoming neighbouring/adjacent uses it is important to ensure that new development is sustainable, ensuring appropriate living conditions and amenity for residents whilst protecting important cultural infrastructure.	Support noted	LP313-2
8	Policy C 10 should refer to the Withington Village Framework.	No proposed change to the plan. It is not appropriate to reference frameworks for individual centres in a city wide policy.	LP297-15

	Respondents comments	MCC Response	Respondent ID
9	We recommend that Policy C10 is reviewed to include a new point that reflects: "In strategic mixed-use regeneration areas, the policy will seek to balance the creation of a vibrant leisure and evening economy with the protection of residential amenity, promoting high-quality design, sound insulation, and effective management plans to mitigate potential impacts."	No proposed change to plan. It is not considered necessary to have a separate clause relating to 'strategic mixed-use regeneration areas'. Policy C10 addresses issues of balancing leisure/evening economy with residential amenity and mitigation of potential adverse impacts.	LP272-11
10	Sport England strongly recommends the inclusion of reference (with the possible inclusion of the website link as a footnote) to the principles of our Active Design guidance	No proposed change 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.	LP9-13
11	The role that areas bordering the city centre have in the nighttime economy needs to be considered when planning for these neighbourhoods. The night-time economy can be a strong driver of regeneration, but in these communities, planners need to consider how local centres in the emerging halo of regeneration areas can balance the needs of new and existing residents and leisure service users.	Comments noted.	LP6-1

Question No 38a - Hotel and Visitor Accommodation

	Respondents comments	MCC Response	Respondent ID
1	Larger hotel developments in SRN-adjacent areas should consider peak/event-related traffic patterns and demonstrate promotion of sustainable travel to reduce car dependency and mitigate potential SRN pressures. Support for a diverse accommodation offer is welcomed, as it may distribute visitor demand and reduce concentrated transport impacts.	No proposed change 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.	LP321-38
2	Concern that short-term lets are not addressed as they are impacting housing supply.	No proposed change to the plan. It is acknowledged that short term lets can have an impact on availability of housing, however they also play a valuable role in providing accommodation options for visitors to the City. This use is difficult to control using current planning legislation, however Government has indicated an intention to introduce a new use class specifically for short term lets and potentially permitted development rights. If this is introduced, this would allow local authorities more control over distribution/concentration.	LP396-5

	Respondents comments	MCC Response	Respondent ID
3	MA supports the identification of Manchester Airport as a sustainable location for hotel development outside of town centres. Sufficient hotel capacity is essential to support the overall growth of the airport.	Support noted	LP305-11
4	Policy C 11 (Hotel and Other Visitor Accommodation) is supported, particularly in terms of the City Centre being the main focus for hotel accommodation in the City Region.	Support noted.	LP276-14
5	Concern that paragraph 10.93 conflicts with the aims of Policy C 11, in that it seeks to restrict development of hotel accommodation in the traditional City Centre, even though this ultimately remains the most sustainable location for such uses due to proximity to popular retail and leisure uses and transport links. Request that this wording is removed.	Change agreed. Remove reference to oversupply in the traditional city centre area. Many of the City's current regeneration areas are within the existing and expanded City Centre boundary such as Ancoats, Holt Town and Strangeways. Including hotels in these less central locations will complement regeneration, increase footfall, and extend dwell time, and alleviate concerns about oversupply in some parts of the traditional City Centre.	LP276-14

Question No 39 - Hot Food Takeaways

Do you agree with this policy? Yes (10) In Part (1) No (0)

Yes (LP385-28, LP321-39, LP309-39, LP299-6, LP297-16, LP292-20, LP267-26, LP28-39, LP17-2, LP15-3)

In part (LP261-15)

	Respondents comments	MCC Response	Respondent ID
1	There needs to be enforcement of fly tipping from these outlets. The name of the business needs to be shown on packaging so the source of potential littering can be identified. Hot takeaway providers should litter pick with 200 yards of their premises.	No proposed change to the plan. The issue of littering is outside of the scope of the Local Plan.	LP261-15, LP404-12
2	All retail areas and parking facilities should be accessible to disabled people	No proposed change to the plan. No change proposed to the plan - accessibility is covered by Policy DM1 which states that buildings must be fully accessible to disabled people and Policy T2 which states new development must include accessible parking provision. Where other policies in the Local Plan deal with these matters they are not repeated as the plan should be read as a whole.	LP385-28
3	Would like to see a 70% reduction in take aways on Wilmslow Road and more fruit and veg shops.	No proposed change to the plan. The issue of changing the use of existing premises is outside of the scope of the Local Plan.	LP344-11
4	The policy's approach to managing amenity and transport impacts is supported. Cumulative impacts in busy centres/near arterial roads may have indirect	No proposed change to the plan. Comments noted.	LP321-39

	Respondents comments	MCC Response	Respondent ID
	SRN implications and should be considered. Proposals in SRN-adjacent areas should address delivery traffic, parking demand and loading to ensure highway safety and minimise disruption; requirements for waste/noise mitigation are welcomed.		
5	There should be some responsibility on the owner/landlord to deal with graffiti if the Council is serious about a Vital and Viable district centre, along similar lines to the management of waste.	No proposed change to the plan. The issue of graffiti is outside of the scope of the Local Plan.	LP267-26
6	Concern about the resources available to the Council to enforce all aspects of this policy.	No proposed change to the plan. Comments noted.	LP267-26
7	We strongly agree with this policy and encourage it to be extended to facilities beyond those that are new to promote the health and wellbeing of our children and young people.	No proposed change to the plan. The issue of changing the use of existing premises is outside of the scope of the Local Plan.	LP15-3