

Draft Manchester Local Plan

Authority Monitoring Report

July 2026

The Draft Local Plan Monitoring Framework

This Authority Monitoring Report (AMR) is prepared under the 2004 Planning and Compulsory Purchase Act, Section 35 (as amended by the Localism Act 2011) and the subsequent Local Planning Regulations. The primary purpose of the Authority Monitoring Report is to share with the public the performance and achievements of the planning service, in terms of the implementation of the local development policies (the Local Plan) and local development scheme (LDS). Under the current Regulations, authorities can largely choose for themselves which indicators and targets to include in the report as long as they are in line with the relevant UK legislation, but they are required to report on the following:

- net additional dwellings
- net additional affordable housing units
- details of neighbourhood development orders made or neighbourhood development plans adopted
- Community Infrastructure Levy receipts
- action taken under the Duty to Co-operate

Manchester has not so far adopted a Community Infrastructure Levy Charging Schedule, but the other requirements are relevant.

A set of proposed indicators based on the Draft Local Plan and the previous Core Strategy (to create consistency), will be expected to measure the effectiveness of the policies in the Local Plan as well as any unforeseen adverse effects, and should help to inform a future review of the Local Plan, thus helping to deliver a flexible planning system that is responsive to local circumstances and the needs of the area.

The Local Plan

Review of Local Plan

Work began in 2020 on the review of the Local Plan (Core Strategy, Proposals Map and Extant UDP policies). The Manchester Local Plan will set out how the City should meet the need for new development up to 2039. It will identify where new development should happen, which green spaces and other aspects of the environment should be protected or enhanced, and how transport and other infrastructure will be improved. It reached the Draft Local Plan Stage (Regulation 18) in Summer 2025, with adoption expected in 2027.

Updates relating to the LDS, Statement of Community Involvement, neighbourhood planning and Duty to Co-operate will be provided as appropriate.

Local Plan Strategy Indicators – data tables

The indicators below are intended to monitor the effectiveness of the Local Plan. They should be read in association with the draft Local Plan policies.

SP1. Spatial Principles

The Local Plan indicators used to monitor this chapter are:

- Percentage of new employment floorspace in the Core Growth Area (within Manchester City Council boundary – figure relates to floorspace and includes E(g), B2, B8, retail, hotel and leisure)
- Percentage of new housing in Core Growth Area
- Percentage of new housing in the Inner Area
- Amount of new residential development within 30 mins public transport time of health facilities, schools, employment and major retail areas

SGL - Strategic Growth Locations

The Local Plan indicators used to monitor this chapter are:

- City Centre
 - o office floorspace by year – target 1.4 million sqm by 2040
 - o Number of homes – target 40,000 by 2039.
 - o Total Employment floorspace completed – office, retail, leisure, hotel
- Victoria North
 - o Number of homes – target 15,000 by 2039
- Holt Town
 - o Number of homes target 4,500 by 2039
 - o Commercial floorspace – 30,000 by 2039 (including office, leisure, hotel and retail)
- Sportcity
 - o Total Commercial Floorspace developed, including leisure and sports
- Central Park
 - o Employment floorspace by year
- Strangeways

- Employment floorspace – E(g), E(g)(iii) and B8
- North Manchester General Hospital
 - Provision of a new hospital, residential units, office space
- Wythenshawe Centre and Adjacent Areas
 - Number of homes – target 2000 by 2029
- Wythenshawe Hospital
 - Provision of a new hospital, residential units, office space
- Mix Manchester – Manchester Airport
 - Employment floorspace E(g)(i-iii)
- Manchester Airport
 - Commercial Floorspace
 - Passenger throughput of Airport in million passengers per annum (mppa)
 - Amount of freight through Manchester airport

Economy, Employment and Skills

The main PfE indicators that will be used to monitor this chapter are:

- Percentage of gross employment development on brownfield land
- Percentage increase in GVA per job
- Proportion of our residents (working age) in employment
- Number of local labour agreements
- Increase in office floorspace (gross)
- Increase in industry and warehousing floorspace (gross)

The main Local Plan indicators that will be used to monitor this chapter are:

- Total hectares of employment land developed (E(g)+B2+B8)
- Total amount (sqm) of employment floorspace completed - by type E(g), B2, B8
- Employment land available - by type
- Amount of employment floorspace completed on previously developed land – by type

Housing and Centres

The PfE indicators which will be used to monitor this chapter are:

- Gross completions
- Net additional dwellings in last year
- Housing Land Supply

- New affordable housing units completed (additions to the affordable housing stock)
Percentage of new homes meeting Accessible & Adaptable (A&A) standard
- Percentage of new homes meeting Nationally Described Space Standard (NDSS)
- Developer contributions for the delivery of affordable housing

The Local Plan indicators that will be used to monitor this chapter are:

- New affordable housing units completed (additions to the affordable housing stock)
- Residential development on brownfield (previously developed) land (%)
- Average density of new residential development in each of the spatial areas
- Affordable Housing pipeline (new homes not yet built but with funding for affordable rent or shared ownership)
- Number of new pitches provided for Gypsies and Travellers [net additional]
- Number of new pitches provided for Travelling Show people [net]
- Number of developments for HMOs allowed on appeal
- Number of developments for new purpose-built Student Accommodation

Centres

The PfE indicators that will be used to monitor this chapter are:

- GVA in and within 800m of the main town centres

The Local Plan indicators that will be used to monitor this chapter are:

- Amount of completed retail, leisure and hotel development
- Total floorspace for E(a), (b), (c) used within City Centre and District Centres.
- District Centre Vacancy Rate
- Amount of retail floorspace development within district centres
- Percentage of hot food takeaways in all District Centres based on District Centre Survey results

Zero Carbon and Resilience

The PfE indicator that will be used to monitor this chapter is:

- Exceedance of the legal level of NO₂ (as an Annual Mean) in local AQMA and Clean Air Plan Monitoring

The Local Plan indicator used to monitor this chapter is:

- Reduction in CO₂ emissions (total & per capita) in LA area

Environment

The PfE indicators that will be used to monitor this chapter are:

- Number of planning permissions approved against EA advice
- Gross area of new habitat created from the application of biodiversity net gain
- Number, area and condition of SBIs
- Number of trees planted annually (metric to be determined with respect to tree planting programmes and on-site delivery as a result of planning decisions where available)

The Local Plan indicators that will be used to monitor this chapter are:

- % of drainage strategies approved by MCC which have green SUDS components.
- New developments incorporating green/multifunctional sustainable drainage systems
- Increase in level of Green Infrastructure
- Increase in quality, maintenance and function of Green and Blue Infrastructure
- No (and %) of planning approvals with Urban Green Factor scores at or above target
- No. (and %) of dwellings within EA Flood Risk Zone 3 in Manchester
- Number of planning permissions granted contrary to the advice of the Environment Agency (EA) on flood defence grounds (or water quality grounds)
- Changes in the condition of SSSIs (Sites of Special Scientific Interest)

- Number, area and condition of sites of biological importance (SBI's)
- Total area of Local Nature Reserves (LNRs)
- Water Framework Directive (WFD) classification of watercourses
- Contaminated land remediated
- Biodiversity Net Gain - Gross area of new habitat created from the application of biodiversity net gain
- Percentage tree cover

Social Infrastructure

The Local Plan indicators that will be used to monitor this chapter are:

- Loss of open space, sport or recreation land and facilities
- Increase open space, sport or recreation land and facilities
- No. of major planning applications accompanied by Social Value Statement

Transport and Digital

The PfE indicators that will be used to monitor this chapter are:

- Percentage of daily trips made by active travel, public transport, car and other (monitoring subject to further analysis of data collection methods – TRADS monitor undertaken by TfGM)
- Percentage of new housing (net) within 800m of good public transport accessibility and percentage of new employment floorspace within 800m of good public transport accessibility
- Number of premises with full fibre connectivity
- Number of EV charging points (% change can be monitored year to year or over longer time series)

The Local Plan indicators that will be used to monitor this chapter are:

- City Centre footfall
- Trips made to City Centre in the morning peak by means other than private car
- Trips made to City Centre by public transport (morning peak)

- Trips made to City Centre by cycle (morning peak)
- Trips made to City Centre on foot (morning peak)
- Percentage of peak time journeys made to the City Centre other than by means other than private car
- Congestion: average journey time per mile

High Quality Design and Heritage

The PfE indicator that will be used to help monitor this chapter is:

- Increase percentage of buildings on the “at risk register” with a strategy for their repair and re-use

The Local Plan indicators that will be used to help monitor this chapter are:

- Buildings of Grade I and II* at risk of decay
- Buildings of Grade II at risk of decay
- Review of Conservation Areas and their Character Appraisals
- Registered historic parks & gardens at risk
- % of appeals based on tall buildings policy dismissed

Development Management and Planning Obligations

The PfE indicators that will be used to monitor this chapter are:

- Links provided to each Districts Infrastructure Funding Statement / Annual section 106 monitoring report

The Local Plan indicators that will be used to monitor this chapter are:

- Infrastructure Funding Statement: Total amount of money received secured through s106; Total amount of s106 receipts collected before the reported year, but which have not been allocated; and Total amount of s106 expenditure for the reported year (including transferring it to another person to spend)

- Number of developments allowed on appeal
- Total developer contributions per annum