

Question No 1 – Further Comments

	Respondents comments	MCC Response	Respondent ID
	Community Led Development and Engagement		
1	The Local Plan should make stronger provision to ensure that critical community assets, including pubs, can be protected in perpetuity for community benefit.	No change proposed to the plan. Policy C9 provides protection for existing assets in line with national policy.	LP330-1, LP383-5
2	There are clear opportunities to embed community-led development into major regeneration programmes across the city. The Local Plan should include a policy on Community Led Development and Regeneration.	No change proposed to the plan. Outside the scope of the Local Plan.	LP379-1, LP308-1LP383-5
3	The Local Plan should explicitly require meaningful community engagement for any proposed new infrastructure or alterations to existing facilities and that this commitment be embedded within the Plan itself.	No change proposed to the plan. The City Council is required to publish a Statement of Community Involvement (Statement Of Community Involvement Manchester City Council) which sets out how consultation will be undertaken.	LP308-1, LP379-1,
4	Manchester City Council's Project 500: a missed opportunity as none of these sites are being made available to community-led housing organisations.	Comments noted.	LP379-1
5	It would have been helpful to have had links within the document to supporting documents.	This is an issue that will be considered when the Local Plan is finalised for adoption (information may be updated over the course of the next stages).	LP267-1
	Consultation Process and Accessibility		
6	The consultation process was inaccessible, confusing, technical and difficult to access even for someone with a high level of technical know how.	Comments noted. It is acknowledged that the Local Plan process is complicated and that a lot of the documents are technically complex. It is the intention that guidance	LP287-1, LP292-1,

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		notes will be produced to help with the regulation 19 consultation	LP379-1, LP388-1
7	The Policies Map has no explanation of what it is or how to use it.	Comment noted. It is intended that there will be more guidance available for the Regulation 19 consultation.	LP388-1
8	It is not clear how people with various or multiple forms of disadvantage could respond effectively.	Comments noted. The documents have been produced to accessibility standards; in-person consultation events were held across the city and the plan was produced in collaboration with many different groups and organisations.	LP379-1, LP388-1
9	Some of the maps were really hard to make out even with zooming in.	Comment noted.	LP304-1
	Housing		
10	The revised draft of the plan should include a glossary. There are other parts of the plan where definitions of broad terminology or technical language are given, but this is not consistent.	A glossary will be provided at Regulation 19 stage.	LP379-1
	Omitted questions		
11	It appears that you did not ask for opinions on policy C11 so this will have prevented people from commenting on it.	Unfortunately questions were omitted for Policy SGL13, C9 and C11. This was an oversight and comments made to these policies have been fully considered. A question will be added at the Regulation 19 stage.	LP304-1
12	There was no option provided to comment on policy SGL 13. Strong opposition to policy supporting growth of Manchester Airport as incompatible with climate and air quality targets.	This was an oversight and comments made to this policy have been fully considered. This was an oversight and comments made to these policies have been fully considered. A question will be added at the Regulation 19 stage.	LP27-25

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		Airport growth in terms of the numbers of flights and resulting passenger numbers is set out in national policy and is beyond the remit of the Local Plan.	
	Plan Period		
13	The plan period should be extended to at least 2042, 2043, or 2045 to meet the minimum 15-year requirement from adoption.	A Change is proposed to the plan. The plan is a part 2 local plan that together with Places for Everyone Joint Local Plan (Part 1 plan) will form the development plan for the city. As a result the draft Manchester Local Plan must be consistent with Places for Everyone and the end date of the plan has been set to 2039 to meet that consistency test.	LP269-3, LP289-1, LP387-1
	Safeguarded Land		
14	Safeguarded land must be provided to be consistent with national policy.	No change proposed to the plan. NPPF requires that ‘where necessary’, safeguarded land is identified between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. It is considered that there will be adequate brownfield and greenfield land available to meet development needs in the future and therefore no necessity to identify safeguarded land.	LP387-1
	Health		
15	The plan does not include any clear policy on health infrastructure, or any clarity on how the proposed area developments will reduce the entrenched health inequalities.	No change proposed to the plan. Places for Everyone and in particular, Policy JP-P6 Health, provides the strategic planning framework for addressing the health implications of new development. PfE forms part of the MCC Development Plan and it is not considered necessary to duplicate the policy.	LP379-1

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	Evidence Base		
16	Evidence base lacks transport infrastructure documents.	The evidence base list will be updated for the Regulation 19 stage.	LP268-1
17	MCC Sports Needs Assessments informing Sport and Recreation policies are not referenced and should be included.	The evidence base list will be updated for the Regulation 19 stage.	LP277-1
18	Including greenfield sites such as Ryebank Fields in the Council's Strategic Housing Land Availability Assessment (SHLAA) is at odds with a planning policy of prioritising brownfield sites for development. There is a surplus of brownfield land available, equating to over 30% of the total housing target. Removing greenfield land from the SHLAA will therefore have no tangible impact on the number of proposed homes.	The SHLAA follows national guidance which states, "... the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's (or, where relevant, elected Mayor or combined authority) requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.	LP372-2
19	The Housing Needs Assessment does not take account of recent loss of social homes or the increase in homelessness and waiting lists.	An updated HNA will be available to support the regulation 19 plan.	LP379-1
20	Playing fields and sports pitches should be included in the Playing Pitch and Outdoor Sports Strategy and not the OSA.	Playing fields and sports pitches have been included in the Playing Pitch and Outdoor Sports Strategy	LP8-1
21	The Open Space Assessment is not robust: excluded sites listed on SHLAA/private sites; inconsistencies with OSA Map 2; some sites below the 0.2ha threshold have been included.	The Open Spaces Assessment excluded open spaces that were either within the SHLAA or were publicly inaccessible. This was to enable a realistic assessment to be made of the quantity of publicly accessible open space that could be provided across Manchester during the lifetime of the plan, notwithstanding the quantity of	LP260-1, LP395-1

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		housing and employment land required to be delivered to be consistent with PfE. Being excluded from the OSA does not of itself mean a site is not open space. The OSA and Policy SI1 makes it clear that planning applications on any open space still needs to have an appropriate open space assessment to determine whether there is a surplus or a deficit. The OSA has been reviewed to seek to address any inconsistencies and remove sites less than 0.2ha in accordance with the methodology.	
	Integrated Assessment		
22	The Integrated Assessment is not fit for purpose and is a whitewashing exercise; none of the summary findings are negative.	The Integrated Assessment follows national guidance with respect to the methodology used. The assessment has provided recommendations for mitigation that could be applied for specific policies.	LP292-1
23	Historic England broadly agrees with assessment of draft Local Plan policies against the IA Objective for Heritage, however HE consider that the overall effect on the Heritage objective set out in Table 7.1 should be Minor Positive, or Moderate Positive at best, given the level of uncertainty around policy implementation and delivery of the scale of development proposed in growth locations without harm to heritage assets. This uncertainty is reflected in the uncertain/neutral scores for policies SP1, H1 and D3, but is not adequately reflected in the	This is a specific matter for the Integrated Appraisal and will be considered as part of the update to the IA.	LP318-1

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	Positive scores for Policies SGL1, SGL2, SGL3, SGL4, SGL5 and SGL6. We recommend that these scores are amended to Uncertain Positive and the overall effect on the Heritage objective amended accordingly.		
24	We do not see how an objective independent assessment (the Integrated Assessment) can be wholeheartedly supportive of the plan – surely there is some room for improvement (see Table 7.1 summary findings)?	The Integrated Assessment follows national guidance with respect to the methodology used. The assessment has provided recommendations for mitigation that could be applied for specific policies.	LP267-1
25	The Integrated Assessment is not fit for purpose in that it does not assess the plan objectively (See, for example paragraphs 5.2.33 to 5.2.38 on airport growth). The Integrated Assessment does not objectively assess airport growth and does not identify scope 3 emissions.	The Integrated Assessment follows national guidance with respect to the methodology used. The assessment has provided recommendations for mitigation that could be applied for specific policies.	LP292-1
26	<i>Table 3.1 IA Topics and Objectives: Natural environment</i> - the wording ‘where possible’ in relation to the enhancement of biodiversity weakens the objective. Development should be viewed as the driver to enhance biodiversity. It is recommended that the wording ‘where possible’ should be removed from the objective.	This is a specific matter for the Integrated Appraisal and will be considered as part of the update to the IA.	LP291-1

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27	<i>Land Resources</i> - Brown-field sites can be important biodiversity 'hot-spots', especially for invertebrate communities. They can also provide valuable stepping stone habitat for wildlife, aiding species movement through our urban areas. Whilst the local plan contains nature protection and enhancement policies that can help prevent development on important nature sites, very few sites are designated for invertebrate communities. Full ecological assessments need to be undertaken, with a particular consideration for invertebrates. Important invertebrate habitat would need to be retained or compensated for.	Comment noted. Ecological assessments are integral to site assessment for development proposals, and invertebrates would be considered within an assessment where appropriate.	LP291-1
28	Air quality impacts are predicted to be neutral; improvement should be expected, not the status quo.	The Integrated Assessment follows national guidance with respect to the methodology used. The assessment has provided recommendations for mitigation that could be applied for specific policies.	LP291-1
	Chapter 1		
29	Para 1.3 should include "new homes that require supported care and accessible homes, especially those built to M4 (3) standards"	The wording has been amended to make the sentence clearer.	LP385-1
	Chapter 2		
30	Para 2.1- The strategies should include "Design for Access 2" which is City Council policy, although it does need updating.	Design for Access 2 was produced in 2003. It set out the City's aspirations for inclusive development. It was intended that the standards in Design for Access 2 should be used for all buildings and projects on which	LP385-1

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		Manchester City Council lead or are the client, for the maintenance and improvement of highways, and for all development on City Council disposal sites. As acknowledged by the Manchester Disabled Peoples Action Group, the document is in need of updating to reflect changes to legislation and policy since 2003. The document is not a statutory planning document and whilst parts of the document are still useful as a manual for architects, planners, engineers, landscape architects and other designers, it is not appropriate to embed it into statutory development plan policy.	
	Chapter 5 – Spatial Portrait		
31	5.4 This section should include Manchester is vibrant and creative, thanks to its rich diversity of cultures, languages, faiths , ages and lifestyles.	No proposed change to the plan. Comments noted.	LP385-1
32	5.13 This section should read “As Manchester’s population continues to grow at pace, the Council and its partners are working hard to meet demand for quality housing of all types, including significant investment in affordable and accessible housing.”	No proposed change to the plan. Comments noted.	P385-1
33	5.19 The section on the Local Transport Plan requires additional references to Accessibility for disabled people. It would be helpful to have a	No change proposed to the plan. Comments noted.	LP385-1

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	specific section on Accessible Homes in the private and social sectors here or after the section on Supported Housing.		
	Strategic Growth Locations- Manchester Airport		
34	Airport growth would make it very difficult to achieve Manchester's net zero target; habitat capable of sequestering carbon should be prioritised.	No change proposed to the plan. The growth of aviation is covered by national policy and is not a matter for the Local Plan. Aviation emissions are recognised as contributing toward climate change and the Government strategy is to tackle this at an international level, through emissions trading systems.	LP291-1
35	Manchester Airport welcomes the support that the draft Local Plan affords airport growth. Manchester Airport's position as the principal international gateway to the North and its role as a major asset driving economic development is clearly recognised throughout the Plan.	Support noted.	LP305-1
	Housing		
36	There is a need to increase targets for social rent homes, with a target of 30% social rent on developments of ten homes.	No change proposed to the plan. Targets set based on Housing Needs Assessment evidence and Viability Assessment.	LP296-1, LP379-1
37	Given the extreme nature of the housing crisis, policies relating to affordable and social housing should include clear definitions.	Comment noted. A glossary will be provided at the Regulation 19 stage.	LP379-1
38	There is no policy provision or strategy for bringing empty or derelict properties back into use as homes for social rent; Manchester has over 12,500 long-term unoccupied properties.	No change proposed to the plan. The City Council has recently consulted on an Empty Homes Strategy and has brought over 500 homes back into use over the last two years. Vacant dwellings, or	LP379-1, LP372-2

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		empty homes, are a part of any functioning housing market as homes are bought, sold, re-let and refurbished. A set out on the HNA, 5,425 (2.3%) of dwellings across Manchester were classed as empty in 2023, and of these around 1,500 are long term vacancies. These numbers are low and are not considered problematic.	
39	The draft local plan does not set any policy on Short Term Lets, yet these are intrinsically linked to pressures on housing availability, as the council's own Hotels Study from 2024 acknowledges.	No change proposed 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 their 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.	LP304-1
	Social Infrastructure: Open Space		
40	Sport England does not support a standards-based approach to sports pitch provision; provision should be based on the latest needs assessment. Development resulting in the loss of any of these facilities must meet NPPF paragraph 104.	No change proposed to the plan. The approach has been developed as a pragmatic way to deal with the matter in the City and has utilised the latest information.	LP8-1
41	Godfrey Ermen should be shown as a Registered Village Green / recognised as a Local Green Space and noted in the Open Space Assessment report.	No change proposed to the plan. A separate assessment has been undertaken for all requests for Local Green Space.	LP260-1; LP330-1, LP334-1 to

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		Any sites that are proposed for designation following this assessment will be included in the Local Plan.	LP340-1, LP342-1, LP343-1
42	Former Elizabeth Svenson Donkey And Special Needs Therapy Centre should be clearly recorded as a therapy unit in the Open Space assessment report, and the Fallowfield Loop is a vital link and is much used but it does not appear to be marked on the plan.	No change proposed to the plan. This comment relates to the evidence base and will be considered when this report is updated before the Regulation 19 consultation.	LP260-1
43	The aim is for Nutsford Vale Green Space to be formally declared a Local Nature Reserve and given appropriate funding with local residents and Friends of Nutsford Vale.	No change proposed to the plan. This issue is outside of the scope of the Local Plan.	LP261-1
44	Friends of Medlock Valley urge designation of Ryebank Fields and Bob's Hill and Sandhills as Local Green Spaces.	No change proposed to the plan. A separate assessment has been undertaken for all requests for Local Green Space. Any sites that are proposed for designation following this assessment will be included in the Local Plan.	LP274-1
45	All Local Green Space applications that meet the NPPF criteria should be included in the plan, including Ryebank Fields, Bob's Hill and Sandhills, Lower Medlock, Hough End Clough and Fields.	No change proposed to the plan. A separate assessment has been undertaken for all requests for Local Green Space. Any sites that are proposed for designation following this assessment will be included in the Local Plan.	LP11-2, LP395-1
	Culture, arts and community facilities		

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46	The plan includes very little to promote arts, cultural and entertainment facilities such as public houses, music venues and community halls.	No change proposed to the plan. Policy C9 promotes arts, cultural and leisure facilities in appropriate locations.	LP24-1
47	The plan does not provide sufficient protection for existing facilities which are under threat from developers. Development involving the loss of arts, culture and entertainment facilities should be resisted unless exceptionally re-provided in accordance with other policy requirements.	No change proposed to the plan. Policy C9 sets out that proposals will be expected to retain small and independent businesses, particularly in the arts and culture sectors.	LP24-1
	Transport, Accessibility and Active Travel		
48	Reference to Manchester Airport Station should be consistent: proposed Northern Powerhouse Rail Manchester Airport Station.	Change proposed to the plan to ensure consistency.	LP298-1
49	Explicitly reference the TPT and NCN and fully represent walkers, wheelers, cyclists and horse riders.	No change proposed to the plan. The TPT/NCN is included in the Local Plan under the 5 th bullet point in Policy EN1 and on the Policies Map. Policy EN1 also requires development to “Facilitate extensions to and connections with strategic recreational routes, where appropriate opportunities arise.	LP365-2
	Other		
50	Britannia Basin/South Castlefield is not included as a Local Centre and should be designated as such.	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.	LP281-1, LP311-1, LP358-1

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		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.	
51	The allocated site (Policy JPA3.2) known as Timperley Wedge in the approved Places for Everyone (PfE) sits adjacent to the Medipark allocation (Policy JPA3.1). Given their cross boundary proximity and joint designation, coordinated transport and infrastructure provision is essential to serve both sites, Timperley Wedge in Trafford and Medipark in Manchester.	No change to proposed to the plan. Comment noted.	LP307-1
52	It is important to ensure that policies provide a suitable framework to support future proposals to expand educational facilities including at existing sites such as Xaverian College to help efficiently navigate the planning process.	No change proposed to the plan. Places for Everyone Policy JP-P5 provides the framework for consideration of future education provision.	LP308-1, LP310-1
53	More clarity is needed on how the framework documents (referred to under policies SGL1, SGL3, SGL4, SGL5, D4 and DC1) will be developed for these locations, including their intended scope and content, when and how they are they are to be prepared, what evidence should underpin them, what level of engagement and consultation is expected, their adoption process and status in the decision-making process.	No change proposed to the plan. Comments noted. The wording refers to documents which would be prepared as required as the city continues to evolve. It is not possible to be definitive about where these may be or what they will cover at this stage.	LP318-1 (HE)
54	The plan does not include any policy on publishing Housing and Planning Information or ward-level data.	No change proposed to the plan. The Council publish an Authority Monitoring Report on an annual basis that provides data on housing and	LP308-1

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		planning information by sub areas for the City (although not to ward level detail).	

Question No 2 – The Vision

Do you agree that the Our Manchester Vision is appropriate as the vision for the Local Plan? Yes (7) No (2)

Yes (LP320-1, LP304-2, LP285-1, LP284-1, LP20-10, LP16-8, LP9-11)

No (LP27-9, LP2-7)

	Respondents comments	MCC Response	Respondent ID
1	Support the Vision	Support noted	LP9-11, LP16-8, LP20-10, LP29-2, LP284-1, LP285-1, LP304-2, LP309-2, LP315-2, LP321-2, LP365-4
2	Do not support	Noted	LP27-9, LP2-7
	Plan period		
3	Plan period should be extended to 2042 to meet requirements of NPPF	The Manchester Local Plan is a “part 2” plan that is consistent with Places for Everyone, which constitutes the “part 1” plan. To ensure consistency with PfE, the draft Local Plan therefore has an end date of 2039.	LP289-2, LP300-2
	Our Manchester Vision		
4	The Our Manchester Vision was never intended to define the city’s direction on planning, housing or spatial development. Many of the	No change proposed to the plan. The Our Manchester Strategy sets out the strategic direction for the City. It is entirely appropriate that	LP289-2, LP300-2, LP308-2, LP379-2

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	residents, organisations and partners who contributed to that exercise may have offered different priorities had they known it would later be applied as the guiding vision for the Local Plan. A vision tailored specifically to the Local Plan's remit, covering housing, infrastructure, land use and the built environment, would be more appropriate.	the Our Manchester Vision is shared by the Local Plan.	
5	At present, the link between the Vision and the Local Plan is unclear. The document does not demonstrate how the policies, evidence base and delivery mechanisms set out in the Plan are expected to realise the ambitions of the Our Manchester Vision. A particular concern is around health. The Vision aspires to a "healthier" population, yet the Local Plan contains no overarching policy framework for tackling the extremely severe health inequalities in Manchester. Without such a foundation, this part of the Vision is unlikely to be delivered.	No change proposed to the plan. The Vision prioritises our residents living healthier and happier lives. Places for Everyone and in particular, Policy JP-P6 Health, provides the strategic planning framework for addressing the health implications of new development. PfE forms part of the MCC Development Plan and it is not considered necessary to duplicate the policy.	LP308-2, LP379-2
6	If the Our Manchester Vision is to be used, it should be updated and the Plan should provide a clear mapping or framework that shows how specific policies and supplementary strategies contribute to each aspect of the Vision.	The monitoring framework will address how the policies in this plan help to deliver the objectives of the Our Manchester Strategy.	LP308-2, LP379-2
	Suggested amendments		
7	Suggest adding text to explicitly reference the city's zero carbon target date	No change proposed to the plan. The Our Manchester Vision is used for the Local Plan and has been previously agreed through the Our Manchester process.	LP27-9, LP267-2, LP290-2

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	Active and public transport		
8	It would be good to see explicit mention of improvements in air quality and an aspiration to reduce the private car usage in the city with improved public transport and encouragement of active travel with walking and cycling improving people's well-being.	No change proposed to the plan. The Vision as drafted covers issue around air quality, active travel and wellbeing. These issues are then picked up in the more detailed policies in the plan.	LP28-2
9	There should be a mention of aiming for a city with only minimal and residual use of the private motor car, as a result of preferable public transport and active travel solutions	No change proposed to the plan. The Vision identifies the need to greatly improve public transport so that it will be quicker, cheaper, cleaner and more reliable for our residents.	LP292-36
10	Suggested new bullet " New and existing neighbourhoods will be provided with local active travel infrastructure commensurate with MATSIP and sustainability principles"	No change proposed to the plan. See response to 9 above.	LP281-2
	Economy		
11	Most of the Vision is supported, but not the reference to a growing economy since this has been demonstrated to be incompatible with living within planetary boundaries	No change proposed to the plan. As the central hub of the regional transport network, Manchester provides over 28% of all jobs in Greater Manchester. Despite this strength poverty remains a significant problem. It is appropriate that the plan seeks to deliver strong inclusive economic growth, ensuring all parts of the City and our residents share the benefits.	LP28-2, LP261-19, LP292-36
12	It is important that the Local Plan's Vision better recognises the role and function of the Manchester City Centre in delivering a strong and vibrant economy and improving the quality of life for	No change proposed to the plan. It is considered that the Vision provides an appropriate context for the City Centre, and subsequent policies in the plan address this issue in more detail.	LP276-1

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	residents. There is currently a disconnect between the Vision and Objectives in this respect.		
13	The Vision is supported but could be strengthened by recognising more explicitly the important role of existing strategic employment assets and embed agent of change principles ensuring new sensitive developments accommodate existing lawful industrial operations rather than constrain them.	No change proposed to the plan. It would not be appropriate to introduce such detailed issues into the Vision.	LP382-1
	Climate Change/biodiversity		
14	Vision should reference access to nature and nature recovery	No change proposed to the plan It would not be appropriate to introduce such detailed issues into the Vision. Subsequent policies in the plan address this issue in more detail.	LP395-2
15	The need to respond to the climate emergency should be given additional emphasis and there should be ambitious targets for new development	No change proposed to the plan. It would not be appropriate to introduce such detailed issues into the Vision. Subsequent policies in the plan address this issue in more detail.	LP395-2
16	Sustainability and climate change should be golden threads that run through the plan	No change proposed to the plan. It would not be appropriate to introduce such detailed issues into the Vision. Subsequent policies in the plan address this issue in more detail.	LP386-2
17	There needs to be a much greater emphasis within the vision on addressing the biodiversity emergency we are currently facing.	No change proposed to the plan. It would not be appropriate to introduce such detailed issues into the Vision. Subsequent policies in the plan address this issue in more detail.	LP291-2
	Accessibility		

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18	Section on "Manchester will be an even more must-see city" should include "good quality affordable and accessible homes and good accessible public services"	No change proposed to the plan. It would not be appropriate to introduce such detailed issues into the Vision. Subsequent policies in the plan address this issue in more detail.	LP385-2
19	Accessibility at train, tram and bus stops, and links between public transport networks and walking, wheeling and cycling networks, in particular strategic networks such as the TPT and NCN, must be considered a priority in all public transport improvements.	No change proposed to the plan. The Our Manchester Vision is used for the Local Plan and has been previously agreed through the Our Manchester process.	LP365-4, LP385-2
20	The Vision should include reference to accessibility for disabled people.	No change proposed to the plan. Subsequent policies in the plan issue address this issue in more detail.	LP385-2
	Community and neighbourhoods		
21	There should be explicit reference to shared indoor and outdoor community spaces	No change proposed to the plan. It would not be appropriate to introduce such detailed issues into the Vision. Subsequent policies in the plan address this issue in more detail.	LP395-2
22	The vision should also acknowledge that residents expect to live well, work, shop and spend their leisure time within their own local areas.	No change proposed to the plan. The Our Manchester Vision is used for the Local Plan and has been previously agreed through the Our Manchester process.	LP296-2, LP308-2, LP379-2
23	The vision for the people of Manchester should have more emphasis on their safety and freedom from	No change proposed to the plan.	LP2-7

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	antisocial behaviour such as street crime, shoplifting and Graffiti, which in itself is a scourge on the city and it's environment	The Vision sets out that our neighbourhoods will be 'clean and green' which is considered addresses this point.	
	Heritage and identity		
24	The vision should clearly state that Mancunians will be proud of their history and heritage embodied in its industrial past, historic buildings and in areas such as Castlefield where the juxtaposition of the old and new provide a unique environment for residents, workers and visitors alike. It should also state that the historic building assets will be protected from degradation, decay and vandalism for current and future generations to enjoy	No change proposed to the plan. It would not be appropriate to introduce such detailed issues into the Vision. Subsequent policies in the plan address this issue in more detail.	LP281-2, LP311-2, LP358-3, LP374-2
25	The vision lacks recognition of the history, diversity, and strong communities of place, with individual neighbourhoods that have distinctive characters, a mosaic that makes up the city of Manchester.	No change proposed to the plan. Subsequent policies in the plan address this issue in more detail.	LP296-2
26	Historic England consider that the Vision should recognise the important role Manchester's historic environment will play in shaping the city's future.	No change proposed to the plan. Subsequent policies in the plan address this issue in more detail	LP318-2
	Housing		
27	The Vision does not express that what Manchester needs most is genuinely affordable homes for those on the waiting list and the hidden homeless.	No change proposed to the plan. The Vision identified 'good quality affordable homes' as a priority and subsequent policies in the plan address this issue in more detail	LP287-2, LP296-2
28	HBf considers that the Vision should be much wider in relation to housing and state that the Local Plan	No change proposed to the plan.	LP269-1

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	should seek to meet the housing needs of all of Manchester and provide a sufficient mix of house types, sizes and tenures in the right locations to address this.	It is considered that the wording 'good quality affordable homes' applies to a wide range of housing types and tenures to meet needs.	
	Other		
29	The Vision (Q2) should be expanded to reflect the education sector at secondary and higher education levels.	No change proposed to the plan. The Our Manchester Vision is used for the Local Plan and has been previously agreed through the Our Manchester process.	LP310-2
30	Support the vision but believe an emphasis on retail provision would enhance it alongside the importance of access to healthy and affordable food around Manchester in order to achieve a more holistic vision of Manchester's future.	No change proposed to the plan. The Our Manchester Vision is used for the Local Plan and has been previously agreed through the Our Manchester process.	LP282-2

Question No 3 – Objectives

Do you agree with the objectives? Yes (10) In Part (11) No (0)

Yes (LP321-3, LP320-2, LP309-3, LP305-3, LP304-3, LP299-1, LP285-2, LP23-17, LP20-1, LP16-4)

In part (LP395-3, LP385-3, LP379-3, LP308-3, LP300-3, LP290-3, LP267-3, LP28-3, LP27-21, LP9-23)

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1	Support the Objectives	Support noted	LP16-4, LP23-17, LP29-3,

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			LP269-2, LP2852, LP299-1, LP300-3, LP304-3, LP305-3, LP309-3, LP318-3, LP320-2, LP321-3(NH) LP365-5, LP374-3
	Suggested amendments		
2	Objectives should be revised to address points raised in regard to the Vision. They are too vague and generic would benefit from greater precision. While alignment with the Our Manchester Strategy remains appropriate, the Local Plan's objectives should go beyond simply replicating that strategy	No change proposed to the plan. The Our Manchester Vision is the appropriate Vision for the plan, and it is not intended to make any changes to it. The Objectives are more spatially specific and set out what the Plan is intending to deliver. It is considered that the Objectives are of an appropriate level of detail and specificity	LP267-3, LP289-3, LP291-3 LP296-3, LP300-3, LP308-LP379-3
	Our People		
3	The objective for the provision of improved opportunities for a healthy, active lifestyle (Para 4.24 th bullet) should also include access to local green space.	No change proposed to the plan. The Our Neighbourhoods Objective includes specific wording - Protect and enhance the quality and function of both the natural and built environment of the city.	LP291-3
4	Para 4.2 4 th bullet would benefit with stressing the importance of access to healthy and affordable food to foster a healthy, active lifestyle.	No change proposed to the plan. Whilst the point about access to affordable food is noted, it is not considered necessary to amend the	LP282-3

	Respondents comments	MCC Response	Respondent ID
		objective to reflect one element of healthy lifestyles. This issue is covered in Places for Everyone.	
5	Para 4.2 2nd bullet 'sports facilities' should be included in the bracketed list of social infrastructure needs	Change agreed. Sports facilities added to the second bullet.	LP9-23
6	In section 4.2 People there should be greater emphasis on safety and well-being of all, including women, the elderly.	No change proposed to the plan. It is considered that the term 'Our People' covers all of Manchester's residents.	LP297-1
	Our Neighbourhoods		
7	The section on social infrastructure should explicitly recognise that universal access is fundamental, and that a core purpose of the Local Plan is to secure this for all residents	No change proposed to the plan. Other elements of the Objective note the need to provide an inclusive environment.	LP379-3, LP296-3
8	The objectives should include support for the enhancement and growth of existing schools, colleges and universities to help meet the future education needs of the growing city.	No change proposed to the plan. Meeting educational needs is covered in the Objectives (para 4.2, third bullet)	LP310-3
9	The HBF supports that the Objective regarding housing provision but considers this could be further improve if it provided a spatial element to it to ensure that new homes are developed in the areas of Manchester to meet the needs defined in the Local Plan.	No change proposed to the plan. It is considered that the current objective is sufficient when read alongside other policies in the plan	LP269-2
10	The importance of delivering homes for social rent should be unambiguous.	No change proposed to the plan. The objective refers to 'all income groups' which is considered to be sufficient when read alongside other policies in the plan	LP379-3, LP296-3, LP308-3

	Respondents comments	MCC Response	Respondent ID
11	Given the current biodiversity crisis, there needs to be a separate objective to conserve and enhance the City's natural environment and support a net gain in Manchester's biodiversity so that the current trend of biodiversity loss is reversed.	No change proposed to the plan. The objective refers to 'enhance the quality and function of both the natural and built environment' which is considered to be sufficient when read alongside other policies in the plan	LP291-3
12	Paragraph 4.3 - would like to see an additional objective to enable all Manchester Residents to be within a 20 minute active travel catchment of a sport and recreation facility	No change proposed to the plan. The objective is considered to be sufficient when read alongside other policies in the plan	LP277-2
	Accessibility		
13	Section 4.3 second bullet should include the wording 'and accessible' after 'affordable	Change made albeit with an alternative wording - inclusive inserted into the second bullet.	LP385-3
14	Section 4.4 last bullet should include 'and accessibility' after 'resilience	No change proposed to the plan. The objective is considered to be sufficient when read alongside other policies in the plan	(LP385-3)
	Climate Change		
15	Objectives should stress the need for development to be resilient to the challenges of climate change especially the need to be responsive to future extreme weather events	No change proposed to the plan. Sufficient existing reference made to climate change resilience (e.g. low carbon development, reduction in carbon emissions, general reference to resilience).	(LP386-3)
16	There is no particular reference to adaptation measures to manage the risks of climate change	No change proposed to the plan. Sufficient existing reference made to aspects that relate to managing the risks of climate change (e.g.	(LP29-3)

	Respondents comments	MCC Response	Respondent ID
		low carbon development, reduction in carbon emissions, general reference to resilience).	
	Our City		
17	The Plan should reference community-led management structures, Friends groups, or public-private partnerships Support the inclusion of policy support for Community Management Plans or Local Place Partnerships for conservation areas like Castlefield, echoing Heritage Fund and Historic England practice.	No change proposed to the plan. This issue is outside of the scope of the Local Plan.	(LP374-3)
18	Concern about Castlefield's invisibility in the Plan.	Change agreed. Specific policy reference has been included for Castlefield in Policy GL3	(LP374-3)
19	Amend para 4.4, 9th bullet to support the sustainable growth of ALL OF the City Centre as the primary focus for economic development in the City Centre that the area of the city centre outside the ring road which runs up to Cornbrook, which encompasses south Castlefield and Britannia Basin, should NOT be excluded from strategic development and economic activity as suggested later in the document.	No change proposed to the plan. A change has been made to Policy GL3 to include specific coverage for Castlefield.	(LP311-3, LP358-4, LP374-3,)
20	New bullet suggested to address support for active travel infrastructure	No change proposed to the plan. The objective is considered to be sufficient when read alongside other policies in the plan.	(LP311-3, LP358-4, LP374-3,)

	Respondents comments	MCC Response	Respondent ID
21	Para 4.4 Our City - include the following text in bullet point 4 "Improve the physical connectivity of the city, through sustainable, accessible and resilient transport and <u>active travel</u> networks, to enhance its competitiveness, provide access to jobs, services, shops, and leisure opportunities, whilst addressing air quality and greenhouse gas emissions."	No change proposed to the plan. The wording of the objective includes 'sustainable' transport which includes active travel.	(LP277-2)
22	The objective to support low-carbon development (para 4.4 3 rd bullet) should include the requirement to enhance and/or create habitats capable of sequestering carbon.	No change proposed to the plan. This is covered by para 4.3 first bullet and is considered to be sufficient when read alongside other policies in the plan	(LP291-3)
23	The objectives could be strengthened by more explicitly recognising the protection and support of existing strategic employment assets embedding agent of change principles to ensure new sensitive developments do not prejudice established employers who form the backbone of Manchester's industrial heritage and economic competitiveness	No change proposed to the plan. A change has been made to Policy DM1 to include the agent of change principle.	(LP382-2)
	Objection		
24	We do not support the following objective: Support the growth of Manchester Airport as the North of England's principal international gateway." This is entirely incompatible with climate change mitigation, itself another objective of the plan.	No change proposed to the plan. The growth of aviation is covered by national policy. Manchester Airport is a critical economic asset not just for Manchester but for the City Region.	(LP27-21, LP28-3, LP290-3, LP292-3, LP404-1)
25	Para 4.4 4th bullet - we should be looking to cooperate and share prosperity with other centres	No change proposed to the plan.	.(LP292-3)
26	Para 4.4 8th and 9th bullets - there is no such thing as sustainable growth. If the council wishes to grow	No change proposed to the plan.	(LP267-3, LP292-3)

	Respondents comments	MCC Response	Respondent ID
	one sector then they need to specify what other sector will be contracted, in order to sustainably compensate for that growth and its ecological and planetary impacts.	Sustainable growth is a realistic long-term objective whereby we grow the economy in such a way as to not exhaust resources or cause significant environmental damage.	
27	There should be a specific objective to reduce the number of private vehicles throughout the City.	No change proposed to the plan.	(LP267-3, LP292-3)

Question No 4 - Key Diagram (incl Spatial Portrait and Strategic Issues)

	Respondents comments	MCC Response	Respondent ID
	Support		
1	Agree with Spatial Portrait	Support noted	LP284-3, LP309-4
2	Agree with Strategic Issues	Support noted	LP284-3
3	Agree with Key Diagram	Support noted	LP29-4, LP267-4, LP272-1, LP284-3
4	General support for Spatial Portrait and Strategic Issues	Support noted	LP29-4, LP276-3
5	NH state that the ambition to decarbonise transport and improve east-west connectivity is commendable	Support noted	LP321-4
6	MA welcomes the inclusion of the Airport's location and the 'Airport Strategic Site' on the Key Diagram	Support noted	LP305-4
7	Pleased to see river valleys mapped on Key Diagram	Support noted	LP29-4
8	Support residential and economic improvements in Collyhurst	Support noted	LP309-4
	Spatial Portrait and Strategic Issues		
9	Improved sustainable transport connections should include safe cycle lanes	Comment noted. The plan refers to Active Travel which is now included in the glossary and defined as 'any form of travel that involves physical activity as a means of transport. The most common types are walking, cycling, scooting or skating, wheeling'	LP404-2
10	Alongside the climate emergency challenge, NE suggest reference can be made to the biodiversity emergency declared by Manchester City Council (MCC) in 2021 and the requirement to have regard to	Change to text. New section added to the Spatial Portrait at paragraph 5.22. Biodiversity - In 2021 Manchester became the first major City in England to sign the Edinburgh Declaration, an international	LP325-3

	Respondents comments	MCC Response	Respondent ID
	the Greater Manchester Local Nature Recovery Strategy (GM LNRS) to address that emergency.	commitment that registers our concerns about global biodiversity loss, and the need for a new Global Biodiversity Framework. The Manchester Biodiversity Strategy is a practical response to this, and focuses on the need to conserve, protect and enhance biodiversity in the City for current and future generations.” Policy EN4 requires development to ‘seek to support and deliver on the priorities and actions for nature recovery that are set out in the Greater Manchester Local Nature Recovery Strategy.’	
11	Agree with and welcome the aim to achieve a net zero-carbon Manchester by 2038, however, given the airport development we feel this target might not now be achievable.	Comment noted	LP291-4
12	Para 5.1 should recognise parks and open spaces provide corridors and ecological networks for movement of species	Para 5.1 is an introductory paragraph and not Policy EN1 recognises that parks and open spaces make vital contributions to the City’s biodiversity.	LP291-4
13	Para 5.22/5.23/ Agree but caution opening up all green space to increased public access due to disturbance to wildlife.	Comment noted	LP291-4
14	P5.30 Provision of new open space will protect existing wildlife from disturbance	Comment noted	LP291-4
15	Strategic Issues should reference to reversing natures decline and include target to protect and enhance 30% of land for nature by 2030.	No change proposed to the plan. This is a nationwide target which can’t be applied	LP291-4

	Respondents comments	MCC Response	Respondent ID
		directly to Manchester as an individual authority.	
16	Support description of Core Growth Area but should better recognise role of the CGA for providing a high concentration of retail. Suggest adding ' and retail ' after 'activity in jobs, homes and leisure' in para 5.28	No change proposed to the plan. 'activity in jobs' includes retail.	LP276-3
17	Add new bullet ' To protect the City Centre as an economic hub for the region ' to para 5.33 Strategic Issues	No change proposed to the plan. Places for Everyone (PfE) provides this protection. Along with a specific City Centre policy PfE JP-Strat2, PfE Policy JP-Strat 1 Core Growth Area states that 'The economic role of the Core Growth Area will be protected and enhanced'. The Core Growth Area includes the City Centre.	LP276-3
18	Need further explanation of rationale for extending city centre boundary	Explanation of rationale for extending city centre boundary is given in para 8.11.	LP16-11, LP28-4
19	Unclear why gap between Mancunian Way and Hulme has been excluded from city centre	Proposing to extend the boundary but 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.	LP16-11)
	Key Diagram		
20	Amend to extend area of Hulme excluded from City Centre	No change proposed to the plan. The boundary has been drawn to exclude areas not considered suitable for the City Centre, including Hulme and Rusholme District Centres, the Aquarius Estate and parts of Moss Side neighbourhood.	LP308-4, LP379-4
21	Show the removed area as Inner Areas not Core Growth Area	No change proposed to the plan. The Aquarius Estate is set out as a separate area that does	LP4-1, LP308-4, LP379-4

	Respondents comments	MCC Response	Respondent ID
		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 whether any impact on existing communities is acceptable.	
22	The TPT/NCN should be labelled as both recreation and transport corridors	No change proposed to the plan. The TPT is primarily considered a recreation route not a formal transport corridor.	LP365-3
23	Recommend amending the label 'Airport Strategic Site' to 'Manchester Airport Strategic Site'.	Change agreed. Label to be changed to ' Manchester Airport Strategic Site'	LP305-4
24	The extent of the Christie site could be defined on key diagram	No change proposed to the plan. The Christie Hospital is not included as a separate Growth Location Policy.	LP297-2
25	Underutilised sites alongside Ardwick Green Neighbourhood Regeneration Framework Area could be identified for regeneration	No change proposed to the plan. The Key Diagram is a geographical representation of policies, and these sites are not specifically named in policy.	LP285-3
26	Request Mayfield's role as major regeneration hub be recognised in Key Diagram	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.	LP272-1
27	Recommend Key Diagram cross references SGL3 and other endorsed Strategic Regeneration Areas	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	LP272-1

	Respondents comments	MCC Response	Respondent ID
		Frameworks, which can be updated to reflect on the ground changes to boundaries.	
28	Find colour scheme confusing. Hard to see extent of Inner Areas and not sure if Holt Town is CGA or Strategic Allocation	Change agreed. Proposed amendment to Key Diagram. Colours have been adjusted for clarity however further detail can be seen by viewing the Policies Map. Holt Town is a Growth Location and is mainly in the Core Growth Area with the most Southern Section, in the City Centre.	LP28-4
29	Would be helpful to see areas with high affordable housing need or delivery targets	No change proposed to the plan. The Key Diagram is a geographical representation of policies and the level of detail that can be shown is limited.	LP16-11
30	More detail on planned infrastructure upgrades would help assess viability and connectivity for new housing schemes	No change proposed to the plan. The Key Diagram is a geographical representation of policies and the level of detail that can be shown is limited.	LP16-11
31	Designate Ryebank Fields as a Local Green Space	No change proposed to the plan. 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	LP7-1

Question No 5 - Spatial Principles

Do you agree with this policy? Yes (8) In Part (15) No (0)

Yes (LP385-4, LP323-1, LP321-5, LP320-3, LP309-5, LP305-5, LP300-4, LP16-14)

In Part (LP395-4, LP379-5, LP315-4, LP308-5, LP292-4, LP290-4, LP272-2, LP267-5, LP266-3, LP28-5, LP27-7, LP25-13, LP20-2, LP9-12, LP2-8)

	Respondents comments	MCC Response	Respondent ID
1	Policy supported with specific reference to paragraphs 7.4 and 7.5 of the supporting text.	Support noted.	
2	Policy supported. National Highways request further engagement on proposals within the core growth area and inner areas to ensure any effects on the Strategic Route Network are managed and minimised to maintain capacity and safety. (LP321-5) The inclusion of the Christie Hospital in Policy SP 1 is supported. (LP320-3) Specific support for Manchester Airport as a key growth location. (LP305-5) Specific support for Manchester City Centre as a principal economic driver for the Core Growth Area. (LP300-4)	Support noted. Ongoing engagement with National Highways will continue as requested. (LP321-5)	LP323-1, LP289-4, LP321-5, LP320-3, LP309-5, LP305-5, LP300-4, LP395-4, LP318-4, LP29-5, LP25-13

	Respondents comments	MCC Response	Respondent ID
	Refer to continued need for resources and commitment to principles set out in the policy. (LP309-5) Specific support given for Local Green Space applications at Irk Valley and Sandhills. (LP395-4) Specific reference to heritage section in Spatial Portrait which is supported. (LP318-4)		
	City Centre		
3	Support proposals for additional areas adjacent to Aquarius Estate to be excluded from the City Centre boundary.	No change proposed to the plan. The additional areas suggested are not considered to need any further differentiation to the rest of the City Centre.	LP395-4
4	Support policy. Suggest client is concerned that employment operations (including specific operations run by Heineken) are safeguarded when policy is applied.	Support noted. No change proposed to the plan. Safeguarding of existing employment facilities is covered by Policy EC 3.	LP382-3
5	Specific policy wording suggested by client (Heineken) to ensure existing employment locations have flexibility to manage their site for future operations. Specific wording suggested that "...any alternative or adjacent use, such as residential, leisure, or education, should only be permitted if robust evidence demonstrates there will be no harm to operational viability, and that the agent of change principle is explicitly applied,	No change proposed to the plan. Safeguarding of existing employment facilities is covered by Policy EC 3. Policy DM1 Development Management is being amended to take account of agent of change.	LP382-3

	Respondents comments	MCC Response	Respondent ID
	putting the responsibility for mitigation on new sensitive developments."		
6	Suggest for client (Heineken) that cross-referencing throughout the plan so that the protection of strategic employment sites like the Brewery is consistent and unambiguous, preventing any ancillary development that could compromise the ongoing operations or future success of key industrial assets.	No change proposed to the plan. The plan should be read as a whole and Policy EC 3 already provides sufficient wording to meet the concerns raised by the representation.	LP382-3
7	Concern that the focus for economic activity in the city centre with residential development in surrounding areas cannot be sustained by the current transport network.	No change proposed to the plan. The continued intentions to improve transport links between economic growth in the city centre and surrounding residential areas features within the plan as part of the general sustainable transport strategy, in particular Policies T 1 to T3.	LP379-5, LP308-5, LP296-5
8	Concern raised that neighbourhoods close to the city centre face challenges in terms of access to social and green infrastructure; and will be affected by poor air quality.	No change proposed to the plan. The concerns with respect to connections to social and green infrastructure are covered in the plan, in particular Policies EN 1, SI 1, SI 2 and SI 3. Air quality is covered by Policy EN 7.	LP379-5, LP308-5
	Core Growth Area		
9	Policy SP 1 should not exclude areas outside the inner ring road, particularly the area of the centre up to Cornbrook.	The Core Growth Area includes the area as requested. Policy SP 1 refers to development in the Core Growth Area primarily being focused on the City Centre within the Inner Ring Road.	LP374-4, LP358-5, LP311-4, LP281-4, LP2-8
10	General support for the policy. Suggest reference is made to higher education uses linked to the University within the Core Growth Area.	No change proposed to the plan. The Core Growth Area already includes reference to the university, so no further wording required.	LP20-2
	Inner Area		

	Respondents comments	MCC Response	Respondent ID
11	Support the policy. Suggest Ardwick Green is identified as a key growth location.	No change proposed to the plan. Ardwick Green is already sufficiently covered by the policies in the plan.	LP285-4
	Southern Area		
12	Add in Manchester MIX into the policy in the Southern Area clause.	No change proposed to the plan. The Manchester MIX proposal is within the Manchester Airport area and is therefore implicitly covered.	LP266-3
13	Policy not supported. Specific reference to Christie Hospital should be removed as it is not a key growth location.	Change agreed and the specific reference will be removed.	LP297-5
	Sustainable Development		
14	Suggest the plan's overall strategy should make as much use as possible of previously developed land.	No change proposed to the plan. The plan should be read as a whole including Policy SP 2 that includes a clause that seeks to ensure the efficient use of natural resources and reuse previously developed land wherever possible.	LP325-4
15	Suggest the plan's overall strategy should allocate land with the least environmental or amenity value.	No change proposed to the plan. The plan should be read as a whole including Policy SP 2 that includes a clause that seeks to ensure the efficient use of natural resources wherever possible.	LP325-4
16	General support for the policy. Specific request for 20 minute neighbourhood concept to be added into principles.	No change proposed to the plan. The principles incorporate aspects that would feature within a 20 minute neighbourhood concept.	LP292-4, LP290-4, LP267-5, LP261-20
	Environment		
17	Suggests the plan's overall strategy should conserve and enhance the natural environment aligning the Local Nature Recovery Strategy.	No change proposed to the plan. The plan should be read as a whole including Policy SP 2 that includes clauses that seek to conserve and enhance the natural environment, alongside	LP325-4

	Respondents comments	MCC Response	Respondent ID
		specific policies (EN 1 to EN 5) that cover a range of key environmental aspects.	
18	Policy supported in terms of overarching principles. Specific wording changes suggested to a number of clauses in Policy SP2 and two additional clauses proposed covering sustainable drainage, and runoff from development.	Support noted regarding overarching principles. The proposed changes to wording in Policy SP2 are dealt with in that section of the consultation analysis.	LP324-2
19	General support for the policy. Specific request to include references to canals in the fourth clause of the policy, and within paragraph 7.4 of the supporting text.	General support noted. Change agreed and specific references to canals added at the fourth clause to the policy and in paragraph 7.4.	LP315-4
20	Policy supported. Suggest the value of the green and blue infrastructure to natures recovery and biodiversity assets through maintaining and enhancing ecological connectivity needs to be emphasised in the policy.	No change proposed to the plan. The plan needs to be read as a whole and specific policies on green and blue infrastructure (e.g. EN1 to EN4) demonstrate the value attached.	LP291-5, LP290-4
21	Support in part. Suggest amendments to the policy to incorporate reference to "other green and blue spaces".	Support noted. No change proposed to the plan. The suggested additional wording is already covered by the first part of the policy clause and the specific point for the river valleys and city parks remains valid to keep with the current wording.	LP395-4
22	Suggest principle for green and blue infrastructure refers to creating new opportunities as a well as enhancing existing ones.	No change proposed to the plan. The clause implicitly includes the opportunity for new as well as enhancing existing green and blue infrastructure.	LP27-7
	Transport		
23	General support for the policy. Suggest minor edit to first sentence of policy and stronger support for	No change proposed to the plan. The minor word edit is not considered necessary. The plan should	LP284-4

	Respondents comments	MCC Response	Respondent ID
	transport infrastructure with cross referencing to other policies in the plan.	be read as a a whole and it is therefore not necessary to include cross referencing in the policy.	
24	General support for the policy. Suggest inclusion of a reference to Cyan Lines. Suggest need to provide for local employment opportunities and remote working to manage the need for additional transport infrastructure into the City Centre.	No change proposed to the plan. The spatial principle for transport does not mention any specific projects and it is therefore considered unnecessary to add Cyan Lines. The issue of local employment opportunities and remote working is recognised in other policies in the plan.	LP28-5
	Housing		
25	General support for the policy. Suggest inclusion of affordable housing targets and tenure mix in the policy with transport and green infrastructure linked to housing opportunities.	No change proposed to the plan. The plan should be read as a whole and the housing points raised are covered by other policies in the plan.	LP278-1
26	General support for the policy. Request that regeneration strategies prioritise genuinely affordable housing and ensure that growth is sustainable and supports local need.	Concern noted and policies within the plan seek to deliver affordable housing.	LP16-5
27	Suggest the plan needs to be suitably broad to ensure a mix of housing types are delivered in the city.	No change proposed to the plan. The plan will deliver an appropriate strategy for the mix of housing.	LP269-5
	Sport and Recreation		
28	Suggest additional reference to the broader inclusion of recreation to include built facilities and infrastructure and improved access to them in order to promote the opportunities for healthy lifestyle choices.	No change proposed to the plan. The plan needs to be read as a whole and policies SI 1 and SI 2 cover the specific aspects of sport and recreation facilities.	LP9-12
29	Suggest a separate section in the spatial portrait covering elite and grass roots sport.	No change proposed to the plan. It is not considered necessary to add a specific section on	LP277-3

	Respondents comments	MCC Response	Respondent ID
		elite and grassroots sport into the spatial portrait and the plan should be read as a whole noting that there are policies specifically dealing with new and existing sports and recreation facilities.	
30	General support for the policy. Suggest inclusion of recreation to include built facilities and infrastructure and improved access to them in order to promote the opportunities for healthy lifestyle choices.	No change proposed to the plan. The plan should be read as a whole and sufficient detail is provided elsewhere in the plan.	LP9-12
	Retail		
31	General support for the policy. Suggest retail provision is included within the policy.	No change proposed to the plan. The plan should be read as a whole and retail matters are covered by a suite of policies within the plan.	LP282-4
	Viability		
32	General support for the policy. Suggest specific clause to cover the need to take account of site-specific viability, responding to market conditions, and ensuring deliverability.	No change proposed to the plan. The plan should be read as a whole and the additional clause is already covered by other policies.	LP272-2

Question No 6 - Development Principles

Do you agree with this policy? Yes (10) In Part (5) No (0)

Yes (LP385-5, LP321-6, LP312-2, LP310-4, LP309-6, LP292-5, LP290-5, LP267-6, LP28-6, LP16-6)

In part (LP395-5, LP315-5, LP272-3, LP27-15, LP9-32)

	Respondents comments	MCC Response	Respondent ID
1	Policy Supported (LP385-5) Policy supported with specific reference to reuse of previously developed land to reduce the need to travel and provide good access to sustainable transport. (LP321-6)	Support Noted	LP-385-5 LP-304-4 LP-321-6 LP-28-6 LP-16-6
2	The sustainable sourcing of all building materials needs to be included in this policy. Additional policy wording suggested to prohibit the use of tropical timber products in construction, and monitor the source and sustainability of all building materials.	No change proposed to the plan. The policy wording is already sufficient by reference to efficient use of natural resources.	LP-404-3
3	The Local Plan should explicitly reflect The Places for Everyone plan's ambition for ~ Brownfield Preference which is currently almost absent from this document. The wording Ensure efficient use of natural resources and reuse previously developed land wherever possible could be strengthened significantly. It should also make explicit reference to the role of development in contributing to nature recovery.	No change proposed to the plan. The Local Plan, alongside Places for Everyone, will form the development plan for Manchester The policy set out in Places for Everyone is therefore sufficient to cover the issue raised.	LP-395-5
4	Suggest policy should include more detailed wording on the delivery of zero carbon and	No change proposed to the plan. The plan needs to be read as a whole and policies ZC1 and ZC2 provide	LP-386-4

	Respondents comments	MCC Response	Respondent ID
	consideration of climate change in development including adaptation and mitigation.	the detail on requirements for development with respect to net zero carbon.	
5	Suggest additional development principle requiring development to be supported by appropriate infrastructure that is climate resilient.	No change proposed to the plan. The plan needs to be read as a whole. The growth locations policies provide appropriate detail on infrastructure matters and policies ZC1, EN1 and DM1 provide the detail on requirements for development with respect to infrastructure including climate resilience.	LP-386-4
6	Suggest specific additional points be added to the policy to set out the need for participatory resident engagement.	No change proposed to the plan. The principles of engagement are set out in the Statement of Community Involvement with respect to the Local Plan and for planning applications.	LP-384-10 LP-296-6
7	General support for the policy subject to a flexible approach that recognises the operational requirements of existing businesses.	General support noted. The plan needs to be read as a whole. Policy DM1 provides criteria that address how new development will need to be considered in relation to neighbouring uses.	LP-382-4
8	Suggest the policy should explicitly state that development should make a positive contribution to neighbourhoods, including delivering social rented homes for those on the lowest incomes.	No change proposed to the plan. The plan needs to be read as a whole. Specific reference to the need for social rented homes is included in Policy H2. The existing clause in Policy SP2 is considered detailed enough picking up on social cohesion as a key element.	LP-379-6 LP-308-6 LP-296-6
9	Suggest the principle on improving access to jobs, services, education, health services and open space should be clarified to read by strategically locating new development and by ensuring that all	No change proposed to the plan. The delivery of infrastructure is consistent with the level of development proposed within various parts of the	LP-379-6 LP-308-6 LP-296-6

	Respondents comments	MCC Response	Respondent ID
	neighbourhoods have equitable access to this infrastructure.	city (further details set out in the Infrastructure Delivery Plan).	
10	Policy supported. Suggest adding wheeling to paragraph 7.9 (walking, cycling and wheeling),	Support noted. Change agreed and wheeling has been added to cycling and walking at paragraph 7.9.	LP-365-7
11	Policy supported. Suggest the first clause be reworded - Deliver high quality design and architecture which creates places where people want to live, work and visit.	Change agreed but wording altered to say: Contribute to high quality delivery of design and architecture which creates places where people want to live, work and visit.	LP-318-5 LP-284-5
12	General support for the policy. Suggest adding a bullet point to promote walking and cycling, particularly along canal towpaths and green corridors, as part of sustainable transport and placemaking. The supporting text to the policy could also be usefully expanded to include reference to this matter within paragraph 7.7.	No change proposed to the plan. The policy refers to sustainable transport provision and paragraph 7.9 specifically refers to walking and cycling as a component of sustainable transport.	LP-315-5
13	General support for the policy. Suggest a specific reference to biodiversity net gain and reflecting the need to leave an area that has been developed a better place for nature than it was found.	Support noted. No change proposed to the plan as it is considered the policy already reflects the matter in existing clauses.	LP-312-2
14	General support for the policy with specific reference to proposed expansion at Xavarian College.	Support noted.	LP-310-4
15	General support for the policy with specific comment on safety and security.	Support noted.	LP-309-6
16	Our critical comments in the above section are actually consistent with the developmental principles stated in this section.	Comment noted.	LP-292-5 LP-261-21

	Respondents comments	MCC Response	Respondent ID
17	General support for the policy. Suggest policy should emphasise that development should be considered as the driver for the delivery of nature's recovery and that it is expected to leave nature in a better state post development.	Support noted. No change proposed to the plan as it is considered the policy already reflects the matter in existing clauses.	LP-291-6
18	General support for the policy with specific support for the clause seeking to improve access to open space.	Support noted	LP-291-6
19	Policy not supported	Comment noted	LP-290-5
20	Policy supported. Highlight opportunity for housing and public realm on Powerleague existing site is consistent with policy.	Support noted. Specific site has been proposed through the call for sites and is considered as part of the SHLAA update.	LP-285-5
	General support for the policy. Identify strengths the policy has including inclusive design, social cohesion, wellbeing, net zero carbon assisting households with lower incomes, reuse of previously developed land supporting regeneration in urban areas where affordable housing demand is highest, and locating development to reduce travel and improve access to education, health, and employment is critical for affordable housing residents who may lack private transport	Support noted.	LP-278-2
21	Identify risks associated in delivering affordable housing from the policy including challenges to deliver high quality design due to budget limitations,	Comments noted. The challenges identified are either recognised within other policies within the plan including H2 and DC1.	LP-278-2

	Respondents comments	MCC Response	Respondent ID
	upfront costs for achieving net zero carbon development higher than meeting regulatory compliance, emphasis on maintaining local character could restrict densification or innovative housing solutions in areas with high demand for affordable homes, and the policy lacks specific mechanisms/ strategies to address Health Inequalities.		
22	Identify opportunities for strengthening the policy including a mandate for affordable housing quotas in all major developments to ensure inclusion, enhanced funding for affordable housing providers to meet net zero and design quality standards, embedding measurable health and wellbeing criteria (e.g., daylight access, ventilation, noise reduction) in planning requirements, and to prioritise affordable housing in regeneration areas to tackle health inequalities and improve access to services.	Comments noted. Policy H2 sets out the approach to affordable housing which applies to all developments. It is considered that specific quotas for major housing development would be too complex to apply. Funding to meet net zero and design standards may be available through Government schemes including potential future funding initiatives.	LP-278-2
23	Suggest additional wording to specific clause to include sport and recreation. “Improve access to jobs, services, education, health services, sport, recreation and open space by locating development to reduce the need travel and provide good access to sustainable transport provision.”	Change agreed. Wording now includes reference to sport and recreation.	LP-277-4
24	General support for the policy. Suggest the policy should provide flexibility to accommodate innovative design and delivery on major regeneration	No change proposed to the plan. The Local Plan, alongside Places for Everyone, will form the development plan for Manchester and should be read together.	LP-272-3

	Respondents comments	MCC Response	Respondent ID
	sites, consistent with PfE's sustainable development objectives and Policy JP S1 in PfE.		
25	Whilst this policy clearly sets out the overall principles that the emerging Local Plan is seeking to achieve, the HBF considers that greater clarity would be gained by the policy cross-referencing to the corresponding development management policies contained later on in the plan.	No change proposed to the plan. The plan should be read as a whole and cross referencing is only used to link to specific policies in Places for Everyone.	LP-269-5
26	General support for the policy. Question how policies will be enforced and highlight need for explicit reference to 20 minute neighbourhoods.	No change proposed to the plan. Enforcement matters are an aspect of how the plan is delivered and are governed by national guidance. It is not necessary to refer to 20 minute neighbourhoods as the policy already sets out principles, alongside other policies in the plan, that are consistent with the concept whilst allowing flexibility for other spatial solutions.	LP-267-6
27	General support for the policy. The Principles could also include reference to development providing climate change adaptation benefits as well as the net zero principles. Surprisingly, there is no reference to the statutory requirement for Biodiversity Net Gain linked to new development, which provides the opportunity for sustainable development and enhancement of blue-green infrastructure.	No change proposed to the plan as it is considered the policy already reflects the matter in existing clauses.	LP-29-6

	Respondents comments	MCC Response	Respondent ID
28	Suggest that development in all parts of the City should minimise carbon emissions in construction, and be zero carbon in operation.	No change proposed to the plan. The plan should be read as a whole and policies ZC1 and ZC2 set out details on how carbon emissions will be minimised covering operational and lifecycle approach.	LP-27-15
29	General support for the policy. The clear link between enabling the increase in physical activity, of which walking is a key activity, and the reduction in health inequalities should be specifically referenced in these principles so that developers will get a clear understanding of the City's priorities.	No change proposed to the plan. Paragraph 7.9 accompanying the policy expands on the concept of sustainable transport, that is within the policy, to emphasise the role of walking.	LP-25-6
30	General support for the policy including specific support for the emphasis on high quality design and net zero carbon development, emphasis on protecting Manchester's rich heritage and ensuring that new developments respond positively to local character and context.	Support noted.	LP-9-32
31	Caution against the policy delivering complex buildings that are potentially difficult to maintain.	The plan should be read as a whole and in particular Policy DM1 which sets out key considerations across a range of issues that would be taken into account in the building and site design of a proposal.	LP-9-32
32	The Council should also be aware of the commercial and financial impacts of high-quality design and try to be flexible about supporting cost-design efficient ways to achieve high quality design and aesthetics without disproportionately affecting viability.	The plan should be read as a whole and policy specific references to viability (e.g. Policy H2 and Policy DC1) that provide for the flexibility that is highlighted.	LP-9-32

