

Manchester Local Plan (Publication Draft) Consultation Statement

August 2026

1 Introduction

- 1.1.1. This report includes a summary of the process and results of the Manchester Draft Local Plan consultation which ran for 8 weeks from 2025. This followed approval of the plans by Manchester City Council (MCC)'s Executive committee on Wednesday 10 September 2025 ([Public Pack](#)) [Agenda Document for Executive, 10/09/2025 14:00](#).
- 1.1.2 This consultation built on the earlier Local Plan (Issues and Options Stage) Consultation, which ran for twelve weeks from Friday 7th February to Friday 1st May 2020. Details of this can be found at [draft local plan consultation statement.pdf](#)
- 1.1.3 The results of both consultations have helped inform the Manchester Local Plan (Publication Draft) which is currently being published for consultation running from 17 August to 28 September 2026.

2. Draft Local Plan Consultation Process

- 2.1.1 There were three main ways for people/organisations to submit their views:
- the online consultation website at <https://manchester-consult.objective.co.uk/portal>
 - by email to planningstrategy@manchester.gov.uk
 - by post, to the Planning Strategy team at Manchester Town Hall
- 2.1.2 All people and organisations that were on the Council's planning policy database were contacted by email or by post to inform them of the consultation. This database is made up of people and organisations who have asked to be kept informed of the Council's planning policy changes.
- 2.1.3 The consultees include individual members of the public, local groups such as tenants and residents' associations, 'friends of' groups, various campaigning groups, voluntary groups etc, national organisations, 'specific consultees' as required by statute, equalities groups, business representatives (landowners, etc.) as well as planning consultants and developers.

- 2.1.4 The law setting out who should be consulted (as a minimum) is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012¹. The consultees include equalities groups representing the characteristics protected by the Equality Act 2010. A list of equalities groups, specific consultees and community organisations that were notified about the Draft Local Plan consultation is at Appendix 1.
- 2.1.5 In addition, the consultation information was provided to MCC's neighbourhood teams for them to share with their networks, and details were provided to MACC (Manchester's voluntary and community sector support organisation) so they could inform their members.
- 2.1.6 The consultation was carried out in line with the Manchester Statement of Community Involvement².

2.2 Website and Social Media

- 2.2.1 The consultation was featured on the Council's website from 22 September – 17 November, at the following address: [Draft Manchester Local Plan Consultation \(Regulation 18\) - Details - Keyplan](#).
- 2.2.2 This included a link to the 'consultation portal', <https://manchester-consult.objective.co.uk/portal>

2.3 Local and Specialist Media

- 2.3.1 A statement was provided to local and specialist media by the MCC News and Media Team on Monday 22 September 2025. The statement is on the council website³. The text of the press statement is reproduced at Appendix Two.

2.4 Events

- 2.4.1 A number of drop-in consultation events were held across the city:
- Central Library, 6 November (2 timeslots), 42 people attended
 - Gorton Hub, 22 October, 37 people attended
 - Wythenshawe Forum, 29 October, 28 people attended
 - North City Library, 28th October, 15 people attended
 - Withington Baths, 4 November, 33 people attended
 - Total people engaged = 155.
- 2.4.2 Materials available at the events and elsewhere consisted of:

¹ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

² [Statement Of Community Involvement | Manchester City Council](#)

³ [Manchester's Local Plan consultation has begun | 2025 | Manchester City Council](#)

- the full Local Plan document;
- a summary leaflet incorporating key questions about the consultation and signposting to the longer document and Council website for more details.

2.4.3 In addition, several information boards were produced. These covered various elements of the proposals and process and were displayed on easels at the events. The same general information boards were displayed at each event, and there were also local area specific boards. A copy of the consultation summary leaflet is attached at Appendix Three.

2.4.4 Staff from MCC Planning Strategy attended the events and discussed the proposals with people there. These included members of the public who had attended specifically for the Local Plan events, and also people who were in the venue at the same time by chance.

2.5 Meetings Attended

2.5.1 In addition to the drop-in events listed above, several other meetings were held with particular groups. These included:

- Green and Blue Infrastructure Stakeholder Group met on 25 September. It is made up of a range of bodies including GMCA, statutory bodies such as the Environment Agency and Natural England, environmental charities like the Groundwork Trust, City of Trees, the National Trust, Wildlife Trust, Canal and River Trust, Mersey Rivers Trust and academics from Manchester's Universities.
- Manchester Housing Provider Partnership Forum (MHPP Forum) on 1 October
- Active Travel Forum on 7 October
- Manchester Community Groups (28 Groups attended, comprising groups already on our database but also extended to organisations accessed through the Community Network) on 16 October
- Highways Accessibility Group on 6 and 13 November (Reps from the Highways Accessibility Group and Manchester Disability Collaborative (MDC) partnership)
- Youth Council on 12 November (10 reps)
- Presentation to Avison Young property Managers on 27 November (25 young planners from across the country)
- Neighbouring authorities and specific consultees

2.6 Responses received

- 2.6.1 The consultation response comprised 490 responses by email along with online comments submitted via the Objective consultation website. Almost 2,200 individual comments were made. The submissions fall broadly into those from individuals, from landowners and developers, from campaigning organisations, from statutory consultees, and from MCC partner organisations.

3. Consultation Outcomes

3.1.1 Comments from Individuals

- 3.1.2 The comments from individuals (mostly local residents) cover a wide range of topics. Many people have commented on just one topic while others have commented on a whole range of subjects. Some of the submissions are very short while others submitted lengthy documents.

- 3.1.3 The comments are from people across the city and beyond. Within this, there are clusters of comments from some particular local areas. The greatest number of comments are about Ryebank Fields. These are mainly from nearby residents in Chorlton, plus some living over the border in Trafford (Stretford), and elsewhere. There are also particular clusters of comments from people in the city centre, and from the Fallowfield-Rusholme area. The remaining comments are mostly spread out across the remaining various parts of Manchester, with some from neighbouring Greater Manchester (GM) districts, and a small number from further afield. Comments have also been received directly from some Manchester councillors.

- 3.1.4 The main topics raised by individuals include:

- Affordable Housing (192 comments) - detailing views on the level of provision that should be set out in the Local Plan.
- Developer Contributions (180 comments) - the main aspect was a concern about the approach to viability assessment for developments and consequential delivery of affordable housing.
- Protection of open space, sports and recreation (157 comments) - majority of responses were specific requests for Local Green Space designations.
- Manchester City Centre (114 comments) - requests for further areas in Hulme and Moss Side to be excluded from the designated city centre and furthermore to then be within the Inner Areas policy designation contained in Places for Everyone.
- Objectives of the Plan (43 comments) - around a third of responses were in support of the objectives. Additional points were suggested for objectives under each of the three main headings (People, Neighbourhoods and City).
- Spatial Principles (43 comments) - around half of the response were expressing support for the policy. Suggestions were made for changes to the geographical extent for each of the strategic areas (Core Growth Area, Inner Areas, Southern

Areas) and the City Centre. Other comments focussed on specific changes to policy themes (sustainable development, environment, transport, housing, sport and recreation, retail and viability)

- Vision (40 comments) - concern that the Our Manchester Vision has been used for the Local Plan vision and needs to be updated/alterd to reflect this relationship given the Local Plan runs to 2039 (OMS is to 2035). Other comments focussed on specific changes to policy themes (transport, economy, climate change, biodiversity, accessibility, neighbourhoods, heritage and housing).
- Strategic Growth Principles (40 comments) - nearly half the comments supported the policy. Other comments focussed on specific changes to policy themes (transport, quantum and distribution of development, specific geographical aspects related to Hulme and Castlefield, and economy).
- Housing Provision (40 comments) - around 40% of comments supported the policy. Other comments focussed on matters pertaining to the housing figure presented in the plan, spatial distribution of housing, housing mix, site specific issues, density of development, brownfield/greenfield development, affordable housing, needs for specific groups of people, and design and land use.

3.2 Comments from Landowners and Developers

3.2.1 We received some submissions from land/property owners/developers, mostly via a professional agent. They identify their own land/property holdings and make a case for development or protection of them. They are supportive of growth and development in general. The specific points made generally relate to promoting their individual sites and interests.

3.2.2 Some of the main points made are as follows:

- Most are supportive of the overall vision, particularly regarding growth, vibrancy, and connectivity.
- Several submissions argue for promotion of the visitor economy including hotels, particularly in the city centre.
- The operator of the Manchester Arena argues in favour of the city centre and against out-of-centre development.
- Overall, there is support for a variety of housing types, locations, and tenures.
- Support for affordable housing subject to viability.
- Need to understand the evidence for, and impact on viability of affordable housing targets for PBSA
- Concern around setting different targets or policies outside of Building Regulations.

3.3 Comments from Organisations

3.3.1 Over 350 organisations were notified of the consultation. A list is provided at Appendix One. Many of these are government or voluntary organisations and include both local and national organisations. They generally seek to make us aware of any practical or technical issues they consider particularly relevant.

3.3.2 A selection of the main comments received are as follows:

- **House Builders Federation:** Local Plan period should be extended to 2042. There is a need to find a balance between PfE Strategy and localised need. Standards in the plan should not exceed nationally set standards, particularly with regard to zero carbon standards. Also raised issues of viability.
- **Centre Point:** Generally supportive of affordability policy but it leaves a gap which limits delivery of Centrepoin's Independent Living Programme because it doesn't meet the minimum space standards.
- **Canal and Rivers Trust:** Seeks a stronger reference to canals and towpaths throughout the document
- **City of Trees:** Overall support for the Trees and Woodland Policy but expressed concern that the policy was open to interpretation.
- **L&Q (Housing Association):** affordable housing requirement from 20% to 30% is a welcome ambition, but it presents considerable viability challenges for housing associations.
- **MMU:** Support the extension of the City Centre Boundary.
- **Showman's Guild:** There is no remaining space to accommodate the third generation of Showmen, and no alternative sites have been identified or made available for Travelling Showmen within Manchester.
- **Manchester Social Housing Commission:** The Local Plan should now set out how Manchester City Council will work towards a target of 30% social rent on developments of ten homes or more over the 15-year timeframe of the Local Plan
- **Manchester Airports Group:** Seek additional reference to hotel development being suitable within the operational area. They also commented on the need for flexibility in the application of a number of policies. They also suggested amendments to the Aerodrome Safeguarding policy.
- **National Grid:** General comments setting out that the Plan should be cognisant of issues around the demand and supply of electricity as a result of new development and changing patterns of energy consumption.
- **Withington Civic Society:** Expressed concerned about the increasing expansion of the Christie into areas immediately adjacent to private housing.

- **Castlefield Forum:** request for a spatial strategy for the area to address transport, green infrastructure and identify the area as a growth area, with reference on SGL3 City Centre Areas.
- **Didsbury Resident and Chair of Friends of Fletcher Moss Park and Parsonage Gardens:** commented on the Zero Carbon policies and biodiversity and geodiversity with specific reference to the River Mersey.
- **Woodland Trust:** Supportive generally with suggested amendments to policies
- **Theatres Trust:** Seeks amendments to C9 Leisure Developments to refer to all cultural provision, plus amendments to DC1 to be expanded to include cultural facilities.
- **Shelter:** raised concern that there were too many exemptions in the affordable housing policy.
- **Sport England:** broadly agree with the Vision and Objectives but feel the policies around protection of sport and recreation facilities should be strengthened. They also do not support the use of local standards for outdoor sport and instead recommend a policy for obtaining developer contributions.
- **Trans Pennine Trail:** Generally support the proposals, particularly around sustainable transport.

3.4 Comments from Specific Consultees

3.4.1 'Specific Consultees' are organisations that we are required by law to consult; mostly national agencies, utilities, and neighbouring local authorities. See Appendix 1. Not all provided comments, but they have generally provided comprehensive submissions, at times with technical details. They generally seek to provide practical guidance rather than promoting a particular point of view.

3.4.2 The main comments received are as follows:

- **Environment Agency:** Broadly support the proposals however raised two key issues. Firstly that the plan needs to be accompanied by an updated SFRA Level One study and secondly that it should have a water efficiency policy requiring the more stringent optional standard in the light of water pressures in the region. Other points referred to the need to reference the Local Nature Recovery Strategy and the Water Framework Directive as they apply in Manchester and also provide more detail about how SuDS would operate.
- **National Highways**
Seeks to understand the traffic impacts associated with any proposed development likely to impact the Strategic Road Network, with a particular focus on Manchester Airport and the M56. NH are keen to understand the

current position with regard to transport evidence base and development phasing, particularly in and around the Airport.

- **Historic England**

Raised concerns about the evidence base supporting the Draft Local Plan and the lack of Heritage Impact Assessments for Victoria North, Strangeways and Holt Town.

Seeks policy amendments to heritage policies D4 and D5 with the inclusion of archaeology and more narrative about the historic environment in Manchester.

- **Natural England:**

The Local Plan would benefit from greater clarity on how it interacts with the Places for Everyone Plan (PfE). For example, where a policy is not included because no additional provision beyond PfE is required, this should be made explicit within the Plan,

It is acknowledged that peat soils are protected under PfE Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity; however, this policy should be clearly referenced within the Manchester Local Plan,

Natural England no longer provides bespoke air quality advice (unless in exceptional circumstances). Standard advice for air quality impacts for Local Plans was provided.

The HRA should clarify which development-related policies have already been assessed through PfE. This should include consideration of whether any elements of those policies introduce additional detail that has not previously been assessed. NE provided some technical observations on the HRA methodology.

NHS

- **NHS Property Services Ltd. And NHS Integrated Care Board:** Residential development impacts the need for additional primary healthcare provision. This should be a priority for infrastructure delivery. Planning policies should enable the delivery of essential healthcare infrastructure and be prepared in consultation with the NHS. Substantial rebuilding and expansion of hospital and other health facilities is expected, with potentially some funding using S106/CIL. NHSPS supports the principle of the proposed development under SGL9 at North Manchester General Hospital and Policy SGL11 at Wythenshawe Hospital which seek to deliver key worker housing to support the clinical needs of the hospitals. NHSPS fully support policies that promote carbon neutral development, and the securing of financial contributions where on-site carbon mitigation requirements cannot be met. In considering the implementation of policies related to net zero, we would highlight that NHS property could benefit from

carbon offset funds. This would support the NHS to reach the goal of becoming the world's first net zero healthcare provider.

- **TfGM:** Broadly supportive of objectives and especially higher density development around key transport nodes. Comments are made around the need to increase capacity of the rapid transit system, the need to address the barrier created by the Inner Ring Road such as Great Ancoats Street with regard to SGL1, SGL2 and SGL3. Specific comments are made with regard to Victoria North and the new Sandhills Metrolink Stop, active travel and the proposed Travel Hub at Wythenshawe.
- **Trafford MBC:** Generally supports the Local Plan. They raised the need to collaborate to ensure cross boundary matters are fully considered with regard to Timperley Wedge PfE allocation within Trafford, Manchester Airport, Wythenshawe Hospital and Heat Networks.
- **United Utilities:** Broadly supportive; wish to engage early on particular large sites and proposals; support the sustainability proposals, particularly regarding surface water and drainage (climate change).

4. Consideration of comments in preparation of the Manchester Local Plan (Publication Draft)

4.1.1 The comments we have received, have informed the work that has taken place to write the final Publication Manchester Local Plan. This revised plan is now available for public consideration. All issues raised by the consultation were considered in the drafting of the plan. Some issues raised may not appear in the proposed policy for the following reasons:

- Comments are not relevant to planning
- Comments about very specific areas may have been reflected more generally in strategic policies
- Matters raised are covered by the Places for Everyone Joint Plan or Greater Manchester Waste and Mineral plans. We don't need to duplicate policy already established elsewhere.
- Matters raised are already covered elsewhere in the planning policy framework. This includes national policy such as the National Planning Policy Framework and National Aviation Policy.

5. Policy Responses to Issues Raised

5.1.1 A detailed consultation report has been prepared (Appendix Four) which sets out the responses received, the Council's response and any changes proposed to the Plan. The Table below sets out the main changes to the plan.

SUBJECT AREA	ISSUES RAISED	POLICY / RESPONSE
Plan period	Plan period should be longer to ensure 15 years from date of adoption	Local Plan is a 'Part 2' Plan to Places for Everyone (PfE). Plan Period amended to 2022-2039 to reflect PfE
Spatial principles	Prioritise reuse of existing buildings over new development	The plan seeks to meet NPPF and makes as much use as possible of previously developed or 'brownfield' land. Policy SP2 Development principles has been amended to include existing buildings.
Spatial Principles	Plan should place more emphasis on the need for new development, public spaces and transport to be fully accessible to disabled people.	A new policy H3, specifically on accessible housing (previously in the policy on Supported Housing). Policy DM1 requires all new development to be accessible. Amendments made to EN1 to reflect the need for open spaces to be accessible to everyone .
Growth Locations	Suggestions were made for changes to the geographical extent for each of the strategic areas (Core Growth Area, Inner Areas, Southern Areas) and the City Centre.	Places for Everyone policy cannot be changed by this plan. The Core Growth Area, Inner areas etc are designated in that document. The Manchester Local Plan sets out what this means for these areas locally. Additional explanatory wording to clarify the approach to the Aquarius Estate in Hulme.
Growth Locations	Extension of City Centre boundary - requests for further areas in Hulme and Moss Side to be excluded from the proposed city centre extension, and furthermore to then be within the Inner Areas policy designation contained in Places for Everyone.	Places for Everyone policy cannot be changed by this plan. The Core Growth Area, Inner areas etc are designated in that document. The Manchester Local Plan sets out what this means for those areas.
Economy	Protection of existing employment uses	Proposed designation of existing employment areas on Policies Map Addition of Agent of Change' principle to DM1
Housing	There is a wish to see more affordable/social housing of various types, including in the city centre.	Amendments to H2 Affordable Housing around the split of affordable housing types

SUBJECT AREA	ISSUES RAISED	POLICY / RESPONSE
		and changes to some specific wording. Amendments to H7 Purpose Built Student Accommodation a new policy, H9 Build to Rent Housing to address affordable housing in the city, including the city centre
Housing	New Policy on Build to Rent.	Introduction of a new policy H9 Build to Rent Housing covering process matters around securing the longer-term basis of such developments remaining as a rental product
Housing	Affordable housing is not viable in many parts of the City.	Viability study published. Plan sets out the role of the planning system in delivering affordable housing.
Housing	Provision should meet both local need and growth.	No change. PfE sets level of housing provision
Housing	Concern over antisocial behaviour such as rubbish and noise, along with a perception that some areas have too many of these types of homes.	Many of the issues raised are outside of the remit of the planning system. Amendments proposed to H5 Houses in Multiple Occupation.
Housing	Concern over antisocial behaviour such as rubbish and noise, along with a perception that some areas have too many of these types of homes.	Many of the issues raised are outside of the remit of the planning system. H7 Purpose Built Student Accommodation seeks to increase purpose-built student accommodation to reduce pressure on family housing stock in residential neighbourhoods, and to introduce more formal management structures.
Heritage	Heritage should be better protected, including archaeology	Amendments to D5 Heritage to incorporate archaeology
Environment	Biodiversity Net Gain	Amendments to

SUBJECT AREA	ISSUES RAISED	POLICY / RESPONSE
		EN5 Biodiversity Net Gain to reflect updated national guidance.
Environment	Support for protection of existing green spaces; calls for designation of Local Green Spaces where proposals meet the criteria	New Policy SI3 Local Green Space sets out approach to Local Green Space designations.
Environment	Water efficiency standards	Policy EN8 Water Quality and Efficiency amended to introduce requirement for optional standard and Integrated Water Management. considerations
Castlefield	Should be greater recognition of the role and significance of Castlefield within the City Centre and wider city.	Changes made to GL3 City Centre Neighbourhoods to include specific reference to Castlefield.
Ryebank Fields	Ryebank Fields should be protected from development by being designated a Local Green Space	New Policy SI3 Local Green Space sets out approach to Local Green Space designations.
Social Infrastructure	Trees, parks and green spaces need better protection.	SI1 Protection of existing Open Space, Sport and Recreation land and facilities. Amendments to standards in line with updated OSA
Development management	Use S106 and similar to obtain public infrastructure, contributions for affordable housing, education, health, green space	Amendments to DC1 Developer Contributions in respect of reconciliation mechanisms.

6. Next Steps

- 6.1.1 The next steps of the process of developing the Local Plan are set out below. The dates of these are subject to change.

1. A final plan (the 'Publication' Plan) will be published for a formal statutory consultation (Reg 19): August – September 2026.
2. Submission to Secretary of State: December 2026
3. Examination of the plan by an independent inspector: January – June 2027
4. Adoption of Manchester Local Plan: 31 July 2027

Appendix One – List of organisations consulted on the plan

Equalities groups

- Age Friendly Manchester and Older People's Board
- African Caribbean Care Group
- BHA for Equality
- BME People Network
- Greater Manchester BAME Women's Third Sector Network
- Broad African Representative Council
- Faith Action
- Faith Communities Network
- GM Older People's Network Transport Working Group
- LGBT foundation
- Islamic Mission
- Manchester Carers' Forum
- Manchester Deaf Centre
- Manchester Disabled People's Access Group
- Manchester Jewish Housing Association
- Manchester Sight Loss Council
- Manchester Women's Design Group
- Showmens Guild
- Pankhurst Centre
- Wai Yin Chinese Women Society
- White Moss Youth Club
- Women's Design Group
- Young Advisors

Specific Consultees

- Civil Aviation Authority
- Electricity North West
- Environment Agency
- Highways Authorities (GM Local Authorities)
- National Highways
- Historic England
- Homes England
- Local Nature Partnership (Natural Capital Group)
- Mayor of GM / GMCA
- National Grid
- NHS Clinical Commissioning Groups (NHS Foundation Trust)
- NHS Commissioning Board
- Natural England
- Neighbouring Authorities: Bury, Rochdale, Oldham, Tameside, Stockport, Cheshire East, Trafford, Salford
- Network Rail
- Office of Rail Regulation
- Ringway Parish Council
- Transport for Greater Manchester (TfGM)
- United Utilities

Community Groups

- Greater Manchester Cycling Campaign
- Manchester & Stockport Canal Society
- Community Network for Manchester
- Greater Manchester Trust for Recreation
- Withington Civic Society
- Chorlton Voice
- Ashtn Civic Society

- Greater Manchester Youth Network
- Muslim Youth Foundation
- 10GM
- Greater Together
- Forever Manchester
- Voluntary Sector North West
- GMCVO
- Healthwatch Manchester
- GM Poverty Action
- Manchester Mind
- Carlton Club
- Friends of Ryebank Fields
- Sackville Gardens
- Brookdale Park User Group
- Friends of Longford Park
- Friends of Fletcher Moss Park
- Friends of Hough End
- Walk Ride GM
- Climate Emergency Manchester
- Manchester Climate Alliance
- Manchester Friends of the Earth
- Whalley Range Climate Action Group
- City of Trees
- Greater Manchester Coalition of Disabled People (GMCDP)
- Better Things
- Breakthrough UK
- South Manchester Down's Syndrome Support Group

- Manchester Carers Forum
- Manchester People First
- Greater Manchester Moving
- Wheels for All
- LGBT Foundation
- The Men's Room
- Diversity Matters North West
- Activity Alliance
- Living Streets
- Ramblers
- Piccadilly Village Residents Association
- South East Fallowfield Residents' Group
- Fallowfield & Withington Community Guardians
- West Didsbury Residents Association
- Ashton New Road and District Residents Association
- Higher Openshaw Neighbourhood Association
- White Moss Youth Club
- CPRE: Lancashire Branch
- Kingsbrook Residents Association
- Schuster Road & Park Range Residents' Association
- Levenshulme Clean Air
- Macintosh Village Residents Forum
- Stuart St East Resident's Group
- Friends of Clayton Hall Living History Group
- Friends of Clayton Park
- Hopewell
- Guidance Hub

- Cheetham Hill Advice Centre
- First Asian Support Trust
- Welcome Centre
- North Mcr Community Partnership
- Mancunian Way
- Ukrainian Centre
- Feed My City
- Irish Heritage Centre
- Abraham Moss Warriors
- Coffee 4 Craig
- Manchester People First
- Bike it Walk it CIC - Bike Repair
- Rainbow Surprise
- Rainbow Community Centre
- Cheetham Hill Sports Club
- College of the Third Age
- Creative Community Crumpsall
- CCHS Allotments
- Cleaner Crumpsall
- Odr Hird
- Mustard Tree
- Friends of Blackley Forest
- The Byron Group
- Friends Of Balieys Wood
- Friends Of Sir Robert Thomas Court
- Irk Valley and Sandhills Friends Group
- Blackley Community Hub

- Higher Blackley Community centre
- Walk and Ride Blackley
- Beadham Drive and Deanswood Drive Residents
- Lakeside CIC
- Dam Head & Crosslee Residents Association – DAMRA

Appendix Two

Statement from the MCC News and Media Team

Manchester's Local Plan consultation has begun

Monday 22 September 2025

A new consultation on Manchester's Local Plan has opened today, gathering public feedback on the draft plan that will guide development in the city over the next fifteen years.

Open from today (Monday 22 September 2025), the consultation will remain open for eight weeks before closing at 11:59 pm on Monday 17 November. In-person engagement events will also be held for people to speak to specialist officers and find out more. Further details will be made available shortly.

Following the initial public engagement, the Council will then review the draft plan against the feedback received through the consultation with a view to further consultation on the final draft plan next summer. The final draft plan will then be submitted to the Government to be examined by an Inspector with the expectation that this is returned to the Council for adoption by the summer of 2027.

Find out more and respond to the Local Plan

[What is the Local Plan?](#)

Every Council is legally required to agree to a Local Plan that sets out a long-term framework for how land in an area should be developed.

The Plan acts as a guide through the planning process for new housing – including provision for social rent and affordable housing – employment and shops, green spaces, city infrastructure such as roads, schools and healthcare – and how development can support the city to become net zero carbon by 2038.

The Local Plan is a statutory requirement and sits alongside and complements existing strategies and policies that themselves deliver the vision of the Council. For example:

- the city's ambitious 10-year strategy 'Our Manchester' that was launched earlier this year sets the Council's priorities over the next 10 years

- the city's Housing Strategy provides a road map for residential delivery – and is on track to deliver 36,000 new homes up to 2032, including more than 10,000 genuinely affordable and social homes

The previous Manchester Local Plan was adopted in 2012. The current review was delayed while the Greater Manchester Places for Everyone plan was adopted, into which the Manchester Plan must align.

Key elements of the draft Local Plan:

Building More Homes

Overall housing delivery is a set requirement through the GM Places for Everyone plan at 3,533 homes per year – which represents a more ambitious target than the requirement through the current National Planning Policy Framework (2,430 per year). This will not change as part of the local plan review and this target is already being met by the separate housing strategy.

Social and Affordable Housing

What the city needs has changed since 2012. The draft plan looks to formally increase the target of affordable housing through the planning process from 20% to 30% – with 70% of this capped at social rent.

New housing should include a range of affordable tenures including:

- social rent
- Manchester Living Rent
- shared ownership
- other affordable homes

Affordable housing as part of Purpose Built Student Accommodation will also be tested through a viability assessment process.

Jobs and Growth

The Local Plan will support economic growth, job creation and inward investment. The draft Plan proposes expanding the City Centre boundary to maximise its potential as a major economic driver outside London.

Green space and waterways

The Plan will improve access to and quality of green spaces, increase biodiversity, and adopt Urban Green Factor principles. It will also address flood risk in collaboration with relevant agencies.

Leisure and Nighttime Economy

The Plan supports place-making and the city's cultural and nighttime economy, including reviewing future hotel demand and short-term lets.

Citywide high streets and district centres

The review will support Manchester city centre and enhance district centres and high streets across the city.

Journey to Zero Carbon

The draft plan looks to simplify zero carbon policies while supporting the city's target to be net zero by 2038.

Design and Heritage

The Plan will strengthen design standards, residential quality guidance, and review conservation areas.

Transport

Existing transport strategies will be retained and aligned with current plans including the Movement Plan and Local Transport Plan.

Quote

Cllr Gavin White, Manchester City Council's executive member for housing and development, said:

"Manchester has huge ambitions to make our city even better with great neighbourhoods and more good quality homes and well-paid jobs for all of our residents. Our hugely ambitious Housing Strategy is delivering thousands of genuinely affordable, council and social homes in the city. We built more council and social homes last year than we've done in well over a decade.

"The Local Plan helps guide appropriate development in the city to make sure that it supports Manchester's growth and provides a blueprint for development going through the planning process. In order to meet our housing ambitions, we are consulting on increasing the percentage of affordable housing required, to bring it in line with our existing Housing Strategy.

“Importantly it sits alongside other key strategies, such as our housing strategy, and helps us meet our ambitious plans for Manchester’s growth and success over the next 15 years – how we attract business, create jobs, build homes and ensure our residents share in the success of our city.

“One of the key elements of this review is how we continue to build and increase the delivery of the homes that we know our residents need. We have made a commitment to help build at least 36,000 homes up to 2032 – 10,000 of which will be affordable – and updates to the draft Local Plan looks to help us achieve and exceed this target.

“This is a real chance to help guide development in the city and I’d urge people to take the opportunity to give your feedback.”

Appendix Three – Consultation information summary leaflet

What is the Local Plan?

Every Council is legally required to develop and adopt a Local Plan that sets out a long-term framework for how land in an area should be developed.

The Plan acts as a framework for development and regeneration across Manchester and considers, for example:

- New housing - including provision for social rent and affordable housing.
- Employment and shopping areas.
- Environment - including green spaces
- City infrastructure like transport, schools and healthcare.
- How development can support the city to become net zero carbon by 2038.

The Local Plan is a statutory requirement and is a key document in Manchester's Development Plan.

Manchester's Development Plan will consist of four main documents:

- Places for Everyone (PFE) (Adopted March 2024).
- The Manchester Local Plan (this document) - which sets out more detailed proposals for the City of Manchester.

- Greater Manchester Joint Waste Development Plan Document (adopted April 2012).
- Greater Manchester Joint Minerals Development Plan Document (adopted April 2013).

The Local Plan sits alongside and complements other existing strategies and policies that help deliver the vision of the Council.

Where we are now

The City's ambitious 10-year strategy 'Our Manchester' that was launched earlier this year sets the Council's priorities over the next 10 years.

The previous Manchester Local Plan was adopted in 2012 and was, in part, superseded by policies in PFE in 2024.

To ensure it remains relevant, we are reviewing and updating the plan, to take into account all the changes Manchester has seen over the past 15 years.

Back in 2020, you told us about the issues that were most important to you, from housing to climate change and more, to help us understand what types of policy should be included in the local plan update and what they should cover.

This second stage of consultation is seeking your feedback on the **specific policies** proposed - we want to hear from you about how we can make Manchester fairer, safer, healthier, more sustainable and with jobs and opportunities available to everyone.

See our board 'Get Involved' to find out how you can have your say and help shape our city's future by **17 November 2025**.




Vision & Objectives

The Our Manchester Strategy sets out the Vision for Manchester in 2040. The Local Plan seeks to align with this Vision.

The overall aim of the Local Plan is to ensure Manchester remains a great place for everyone to live, work, shop and relax for years to come. To help us achieve this, we have broken the goal down into a number of objectives that cover the three most important parts of Manchester – Our People, Our Neighbourhoods and Our City.

Our People

- Ensuring that we continue to create an inclusive, sustainable, attractive and accessible city for all.
- Improving the education and skills of Manchester residents.
- Providing improved opportunities for a healthy, active lifestyle.
- Considering social infrastructure needs (education, health, and social care) at an early stage of any new development.
- Reducing inequalities and creating a child-friendly city.

Our Neighbourhoods

- Protecting and enhancing the quality of the city's built environments.
- Providing a significant increase in high-quality, attractive, safe and affordable housing.
- Supporting a network of distinct and vibrant local identities and providing essential services close to homes.
- Using existing assets to improve the character of neighbourhoods.

Our City

- Ensuring the City Centre has a good mix of uses, including land set aside for employment, green spaces, leisure and homes. To this end, the draft Plan proposes expanding the City Centre boundary.
- Supporting low carbon development in accessible locations that will boost the city's economy and growth.
- Improving connectivity between different areas of the city.
- Addressing air quality issues and greenhouse gas emissions in the City Centre.
- Promoting the growth of Manchester Airport as the North of England's principal international gateway.

Our Manchester Vision 2040

After the best start in life, Manchester people in 2040 will enjoy more healthy, happier years.

Mancunians – adopted and home-grown, will be prouder still, celebrating their city.

They'll feel valued and respected, supported to play their part in their city's life, and use their unique strengths to make a Manchester we can all be proud of.

Manchester people will share in a growing and more equitable economy that brings better jobs and prospects, developing and enjoying new technology that boosts public services and quality of life.

Manchester will be an even more must-see city, with amazing things to do. Our neighbourhoods will be clean and green, with good-quality affordable homes and good public services.

Mancunians will feel safer indoors, outdoors and online.

We will stay on track to reduce Manchester's carbon emissions and manage the impacts of climate change. Our public transport will be greatly improved; it will be quick, cheap, clean and reliable.

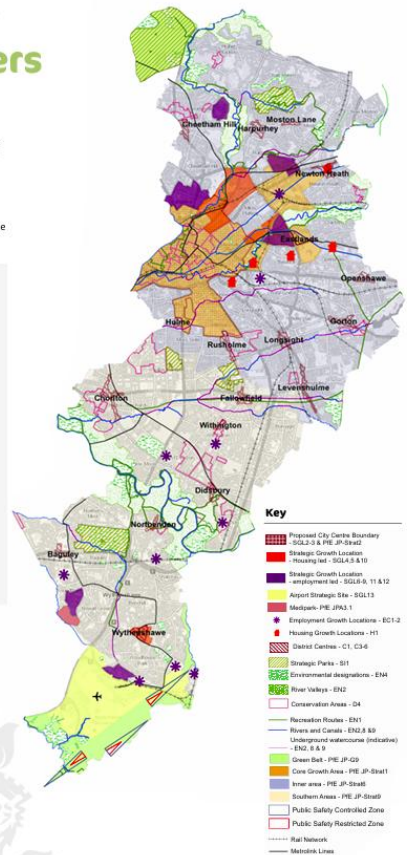
And our world-renowned sport and culture will be there for everyone, everywhere across the city, earning global recognition, attracting international visitors and winning Manchester the admiration it deserves.

What the plan covers

The Local Plan is Manchester's spatial strategy – that means it helps us decide what kinds of new buildings and public spaces are needed in different parts of the city. The Draft Local Plan will incorporate what is already working in existing planning policies while developing a strategy to reflect new thinking and best practice to address the latest evidence on these issues.

The Local Plan will:

- Deliver high levels of inclusive growth, supporting the prosperity of Manchester whilst ensuring all parts of the City and our residents share the benefits.
- Assist in working towards a net zero-carbon Manchester by 2038 or before.
- Deliver new developments, enabled by a sustainable integrated transport system.
- Balance the competing demands for space.
- Consider how critical infrastructure requirements are addressed.
- Create neighbourhoods that promote and enable healthy lifestyles.
- Deliver a sustainable, high-quality and inclusive environment.



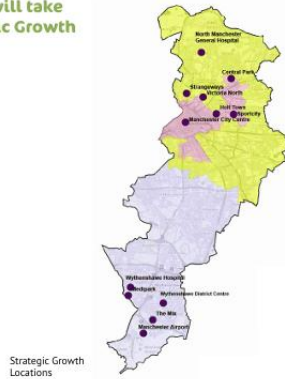


Strategic Growth Locations

The majority of growth will take place within the Strategic Growth Locations by 2040.

Key

- Strategic Growth Location
- Core Growth Area
- Inner Area
- Southern Areas



Strategic Growth Locations

What are Strategic Growth Locations?

Manchester's Strategic Growth Locations (SGLs) are specific areas in Manchester that have been identified because they have high potential to:

- Create new jobs.
- Build new homes.
- Boost the local economy.
- Improve transport and infrastructure.
- Support innovation and sustainability.

By concentrating on attracting investment to these growth hotspots, we can maximise the positive impact they have on our city.

Where are the SGLs?

Manchester City Centre (proposed extended area)

- Support the City Centre to continue as the most significant economic location outside London.
- Deliver inclusive economic growth with a particular focus on key areas in the City Centre.
- Deliver 1.4 million sqm offices and 40,000 new homes.
- Victoria North – Deliver 15,000 new homes within new and revitalised neighbourhood areas.
- Holt Town – Deliver 4,500 homes in a new mixed use residential led neighbourhood.
- Sportcity, including the Ethel Campus – A sports and leisure destination of national significance.

- Central Park – Deliver a range of employment accommodation.
- Strangeways – Deliver employment development.
- North Manchester General Hospital – Deliver a redeveloped modern hospital.
- Manchester Airport and The Mix – Deliver growth of the Airport alongside investment in employment.
- Medipark and Wythenshawe Hospital – Deliver a modernised hospital with research facilities.
- Wythenshawe District Centre and adjacent areas – Deliver up to 2,000 homes.



Key themes

Housing

Places for Everyone identifies a need for 61,000 new homes in the city by 2039. These new homes will need to be in a range of sizes and spread across the city to ensure that everyone in Manchester can access good-quality housing.

The Housing Needs Assessment concluded that 1,142 affordable homes per year need to be provided in Manchester for the lifetime of the plan. Affordable homes will be delivered through Council and grant funded programmes and through planning contributions.

It will be expected that 30% of homes in major schemes (10 or more homes) will be affordable.



The Local Plan also considers housing for people with particular needs. This includes:

- Gypsies and Travellers and Travelling Show People.
- Students.
- Older people.
- Disabled people.
- Adults and children with support needs.

There is a requirement for 4% of all homes to be suitable or easily adaptable for wheelchair users.

Net Zero Carbon and resilience

Manchester has a target to be a net zero-carbon city by 2038. To help meet these targets the Local Plan aims to enable and support development which is sustainable. Planning policies aim to minimise emissions throughout the lifetime of the building from their construction and operation to demolition and disposal. There is a focus on reducing energy consumption and demand, ensuring buildings are

more energy efficient, and that they can cope with changing climate conditions, providing year-round comfort and wellbeing.

The government is aiming to meet 100% of national electricity generation through low-carbon sources by 2035. It is also important to provide a consistent and secure energy supply for our homes and businesses.



Employment

As Manchester's Economy continues to grow, the Local Plan will need to support new and existing employment spaces across the city.

Places for Everyone identifies the need for over 2 million sqm of office development within Greater Manchester and over half will be in Manchester.



Key themes

Transport

This Local Plan sits alongside the Manchester Active Travel Strategy and Investment Plan 2022-2026, the Greater Manchester Transport Strategy 2040, and City Centre Transport Strategy to 2040, all of which help shape the city's transport strategy.

The Local Plan's transport policies aim to deliver a world class, integrated transport system for Greater Manchester and enable the Council to actively manage the pattern of development to achieve the modal shift from private vehicles to public transport, shared mobility and active travel and contribute to zero carbon, road danger reduction and sustainable economic growth.



Environment and Open Spaces

The health of Manchester's natural environment is vital to individual and community well-being. While the city benefits from good provision of green space, its dense urban form means increasing the amount of open space, sport, and recreation land is not always possible. The Council will therefore seek to retain, protect, and improve existing spaces and facilities, with a focus on enhancing their quality and accessibility.



Design Quality and Heritage

Manchester is an international city, a capital for the region and a hometown. It has a distinctive historic environment with a concentration of heritage assets in the city which contribute to the city's character, identity and culture.

To maintain a high standard of development in Manchester's built environment, the Local Plan sets out key design principles for developers. Policies describe the City's approach to Tall Buildings, Conservation Areas, Listed Buildings and Heritage Assets, Registered Parks and Gardens.

People and Nature

The Local Plan sets out a vision and objectives for a greener, healthier Manchester. It introduces planning policies that aim to protect, enhance, and connect the city's green and blue infrastructure – for the benefit of both people and wildlife.

What Makes Up Our Green and Blue Infrastructure?

Manchester's green and blue infrastructure includes rivers, canals, parks, trees, woodlands, smaller green spaces, and strategic routes. Together, they help manage floods, boost biodiversity, support health and recreation, and connect people and habitats across the city.

Get involved

We want to hear your thoughts on the proposed updates to Manchester's Local Plan. Here are some of the ways you can get involved to help shape the future of our city:

Online consultation portal



Email

planningstrategy@manchester.gov.uk

Post

Planning Strategy Team Manchester City Council Level 6, Town Hall Extension PO Box 532, Manchester, M60 2LA

Speak to one of the team if you would like help to know how to make your comment on the plan.



Appendix Four – Summary of consultation responses

See separate document

Appendix 5 - List of Organisations and Consultee reference numbers.

Where no organisation was stated, the reference is marked as an individual. If you would like to know your individual reference number, please email planningstrategy@manchester.gov.uk and write 'Reference request' in the subject heading.

Consultee Reference	Individual/Consultee Organisation
LP2	Individual
LP3	Individual
LP4	Homes for Change
LP5 and 6	Individuals
LP7	Open University
LP8	Sport England
LP9	Sport England
LP10 to 12	Individuals
LP13	Anchor Hanover
LP14	Centrepont
LP15	Young Manchester
LP16	L&Q
LP17	Northenden Neighbourhood Forum
LP18	Individual
LP19	Friends of Irk Valley and Sandhills
LP20	University of Manchester
LP21	Manchester Disability Collaborative
LP23	MJV (Manchester Arndale Shopping Centre)
LP24	Individual
LP25	Manchester and Salford Ramblers
LP26 to 28	Individuals
LP29	Mersey Rivers Trust
LP30	MMU Faculty of Business and Law
LP31 to 233	Individuals
LP234	Homes for Change Ltd
LP235 to 252	Individuals
LP253	Swifts Local Network: Swifts & Planning Group
LP254 to 255	Individuals
LP256	Ladybarn Action Group
LP257	Kendal Swifts
LP258	Individual
LP259	City of Trees
LP260	Abbey Hey Residents Association
LP261	Individual
LP263	West Didsbury Residents Association
LP264	Alyn Nicholls on behalf of Feltham Group

LP265	Cllr Wright, Hulme ward
LP266	CBRE Limited on behalf of Airport City Limited Partnership
LP267	Chorlton Voice
LP268	CBRE on behalf of Network Rail
LP269	Home Builders Federation
LP270	Fusion Group
LP272	Deloitte on behalf of Landsec
LP274	Friends of the Medlock Valley
LP276	Pegasus Group on behalf of The Arndale Centre
LP277	MCRactive
LP278	Great Places
LP280	NOMA (GP) Ltd
LP281	Individual
LP282	Rapleys on behalf of Lidl
LP283	Renaker
LP284	Bruntwood
LP285	Iceni Projects on behalf of Powerleague
LP287	Shelter
LP289	Turley on behalf of Aviva Investors
LP290	Manchester Friends of the Earth
LP291	Lancashire Wildlife Trust
LP292	Steady State Manchester
LP293	Individual
LP296	Miles Platting Age-Friendly and Community Network (MPCAN)
LP297	Withington Civic Society
LP298	Transport for Greater Manchester
LP299	Individual
LP300	Turley on behalf of iQ Student Accommodation
LP301	The Emerson Group
LP302	Individual
LP303	Step Places and Southway Housing Trust
LP304	Individual
LP305	MAG Strategic Planning
LP306	The Planning Bureau Limited on behalf of McCarthy Stone and Churchill Living
LP307	Colliers on behalf of Royal London Asset Management
LP308	Community-led Action and Savings Support
LP309	Hamerton Road Tenants' & Residents' Association
LP310	Xaverian College
LP311	Individual
LP312	Woodland Trust
LP313	The Theatres Trust
LP314	Centrepont Soho Limited
LP315	Canal and River Trust
LP316	Manchester Metropolitan University
LP318	Historic England

LP319	NHS Property Services Ltd
LP320	The Christie NHS Foundation Trust
LP321	National Highways
LP322	NHS Greater Manchester ICB
LP323	Trafford Council
LP324	Environment Agency
LP325	Natural England
LP326	Natural Capital Group (Local Nature Partnership)
LP327 to 333	Individuals
LP334	St Paul's with St John's United Reformed Church
LP335	Friends of Godfrey Ermen Playing Field
LP336	Friends of Godfrey Ermen
LP337 to LP340	Individuals
LP342	Friends of Godfrey Ermen Field
LP343	Friends of Godfrey Ermen Playing Field
LP344 to LP347	Individuals
LP348	Turn2us
LP349	Individual
LP351	South-East Fallowfield Residents Group
LP352	Watkin Jones Group
LP353 to LP364	Individuals
LP365	Walk Wheel Cycle Trust
LP366	National Grid (Fisher German)
LP368 to LP370	Individuals
LP371	RSPB
LP372	Ryebank Fields Community Group
LP373	Individual
LP374	Castlefield Forum
LP376	Manchester Metropolitan University
LP378	Individual
LP379	Greater Together Manchester
LP381	Greater Manchester Law Centre
LP382	JLL Planning on behalf of Heineken
LP383	Aquarius Tenants and Residents Association
LP384	Wythenshawe Central Network
LP385	Manchester Disabled People's Access Group
LP386	United Utilities
LP387	Emery Planning on behalf of Hollins Strategic Land
LP388	Community-led Action and Savings Support
LP392	Greater Manchester Community Led Homes
LP393	Individual
LP395	Friends of Ryebank Fields
LP396	Cllr Leech, Didsbury West ward
LP397 to LP517	Individuals
LP518	Cllr Reid, Gorton & Abbey Hey ward