



# **Guide to Development in Manchester Supplementary Planning Document and Planning Guidance**

**Consultation statement April 2007**

**Consultation Statement prepared under  
Regulation 18 (4) (b) of the Town and Country  
Planning (Local Development) (England)  
Regulations 2004**

**MANCHESTER CITY COUNCIL**



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## **1. Introduction**

- 1.1 This statement is provided in accordance with Regulation 18 (4) (b) of The Town and Country Planning (Local Development) (England) regulations 2004. It sets out a summary of the main issues raised during the period of formal consultation required under Regulation 17 and how these issues have been addressed. The table in Appendix 1 sets out the detail of how each individual comment received has been dealt with.

## **2. Summary of Formal Consultation on Guide to Development in Manchester SPD September – November 2006**

- 2.1 The public were formally consulted on the draft Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (formerly known as Guide to Development in Manchester 2) from 21<sup>st</sup> September to 2<sup>nd</sup> November 2006. During this time the draft SPD was on the Council's website, in all libraries in Manchester and in Planning Reception in the Town Hall Extension.
- 2.2 The Guide to Development in Manchester received over 300 comments during this period of formal consultation. These were from National and Regional bodies, the private sector, community/pressure groups, civic societies, residents associations, and individuals. A list of all consultees who responded can be found at Appendix 2. Objections comprised 148 of the comments, whilst expressions of support with suggested amendments came to 138. A further 15 general comments were received.
- 2.3 Where possible and appropriate the Guide was amended to reflect comments received from all consultees. However, comments were considered inappropriate where, for example, they required the Guide to introduce new policy rather than expand on an existing UDP policy, or were particularly site specific. The responses made to specific consultees are listed in Appendix 1.
- 2.4 The comments received were many and diverse. Considerable support was given to those parts of the Guide that encouraged the reduction in car usage and the encouragement of walking and cycling. The issue of giving accessibility for disabled people a section of its own was also raised and has been taken on board.
- 2.5 Much concern was noted about the role of tall buildings both with regard to specific schemes and with reference to the need for a tall buildings policy. The SPD, however, is not the place to deal with specific schemes and it was not considered to be appropriate to introduce a tall buildings policy into an SPD without a UDP or Core Strategy policy to underpin it.

- 2.6 The matters referred to in the Environmental Standards section were the subject of several responses. The comments submitted were generally supportive in principle of the measures proposed, though often critical that the standards sought were not sufficiently challenging. Other comments referred to practical issues related to the use of technologies such as renewable energy generation and sustainable urban drainage systems. The revised Guide includes a new Environmental Standards section with updated requirements.
- 2.7 Comments were also received from the Government Office for the North West (GONW). GONW's main concerns were that the document should be more focussed, that the relationship between the SPD and the Government's newly introduced Design and Access Statements should be more explicit and that the links between the document and saved UDP policies also be more explicit, this last point was echoed by other consultees. In addition GONW advised that any parts of the Guide that could not be tied into UDP policies could still be included provided it was clear that they did not have SDP status.
- 2.8 As a result of the advice from Government Office the draft SPD was divided into three parts. The first part deals with the development principles and incorporates both design and those issues that were previously set out in highlighted boxes. The links back to saved Unitary Development Plan policies have been made more explicit. All of part one has SPD status with the exception of a small number of paragraphs written in italics and chapter 10 on Internal Design Principles, which it was not possible to link back to saved Unitary Development Plan policies. This chapter is nevertheless still included in the document as City Council policy and an issue that developers will be expected to address.
- 2.9 The second part provides additional guidance on the character of various areas within the City. This section does not have SPD status but nevertheless sets the context within which developers and architects will have to work identifying key characteristics and highlighting important development issues and priorities within those different areas.
- 2.10 Part three of the Guide to Development explains how the Guide to Development should be used and how it relates to the wider planning policy framework, development control, Local Transport Plan, Community Strategy, and Regeneration initiatives.

### **3. Comments received on the Sustainability Appraisal of SPD**

- 3.1 To meet the requirements of the Planning and Compulsory Purchase Act 2004, the draft SPD was subject to a Sustainability Appraisal (SA).

An SA Scoping Report was prepared for the SPD, and was consulted on between 12<sup>th</sup> September and 17<sup>th</sup> October 2006. That Scoping Report was supplementary to, and was intended to be read in conjunction with, the more detailed Scoping Report that had already been prepared for the Core Strategy of the LDF. The latter scoping report acts as an over-arching SA framework on which subsequent scoping reports will be based. It was consulted upon widely during October/November 2005, and agreed by the Council in February 2006.

- 3.2 The Sustainability Appraisal Report itself was consulted upon in parallel with the formal consultation on the Draft SPD. Only one comment was received. This listed all the sustainability objectives that the consultee considered relevant to the City Centre as being S2, S4, S7, S8, S10, En1, En2, En3, the last four points of En4, last point of En5, En6, En7, En8, En10, Ec1, 2, 3, 4 & 5. In relation to the third point of En9, storm damage, the consultee considered that particular attention should be paid to potential wind effects of new buildings.
- 3.3 The response given was that in the latest redraft of the SPD the section specifically about the City Centre does not have SPD status, because it cannot be tied in to existing UDP policy. Notwithstanding this the sustainability performance of the Draft SPD as a whole, was considered in relation to each and every SA objective in the adopted SA Scoping Report. The response went on to state that the adopted set of SA objectives and sub-objectives that was used in the sustainability appraisal of the Draft SPD contains a simplified version of En9 (Reduce impact of climate change) that only has one sub-objective (Minimise risk of flooding and increase use of SUDS) and does not make specific reference to storm damage. When the SA Scoping Report is next reviewed the inclusion of specific sub-objectives relating to potential impacts of climate change such as storm damage and subsidence will be considered.