

Manchester Core Strategy Development Plan Document

Consultation Statement July 2011

Consultation Statement pursuant to Regulation 30 (1) (d) of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended



**MANCHESTER
CITY COUNCIL**

1.0 Introduction

- 1.1 All local planning authorities have to produce a Local Development Framework (LDF) which will set out planning policies for the local authority area. The LDF is made up of Development Plan Documents (DPDs) and Supplementary Planning Documents, as well as a Local Development Scheme which describes the function of each document and sets out a timetable for document preparation. DPDs will form the development plan for Manchester, and the Core Strategy is the most important of these. The Core Strategy will set out the strategic planning policy to cover the whole City for the period until 2027, and is timetabled to be adopted in March 2012. The City Council consulted on the final draft of the Core Strategy in February and March 2011. This is called the Publication stage.
- 1.2 The Town and Country Planning (Local Development) (England) Regulations 2004 as amended in 2008 and 2009 require councils to prepare two consultation statements to accompany DPDs when they are submitted to the Secretary of State; one setting out how stakeholders have been involved in the earlier stages of preparing the DPD, and a second relating to representations received at the Publication stage. This document is the first consultation statement and the regulations (Reg 30) state that this consultation statement must set out:
- Who was invited to be involved in preparing the DPD
 - How they were invited to be involved
 - A summary of the main issues raised during the engagement process
 - How these issues have been addressed in the DPD
- 1.3 One of the tests of soundness of the Core Strategy Examination will be that it is 'justified' i.e. that the Core Strategy is founded on a robust and credible evidence base and that it is the most appropriate strategy when considered against reasonable alternatives. This includes testing whether the local community and other stakeholders have had opportunities to participate in the Core Strategy preparation process. The information in the consultation statements demonstrates that the Council has followed an effective engagement process which meets statutory requirements when preparing the Core Strategy.

2.0 Statement of Community Involvement

- 2.1 Manchester City Council adopted its Statement of Community Involvement in January 2007. The Statement of Community Involvement (SCI) sets out how the community and other stakeholders are involved in planning processes in Manchester, and can be downloaded from the City Council's website at http://www.manchester.gov.uk/site/scripts/documents_info.php?documentID=1966

2.2 The process for consulting on Development Plan Documents set out in the SCI is based on the 2004 Regulations, however these have been amended twice since the SCI was adopted. At Examination the Planning Inspector will make sure that consultation on the Core Strategy has been carried out in compliance with the SCI, but it should be noted that the regulation numbers in this consultation statement refer to the Town and Country Planning (Local Development) (England) Regulations as amended in 2008 and 2009 therefore will differ from those in the SCI. The City Council has frontloaded engagement with community groups and other stakeholders in the Core Strategy and has consulted in line with the requirements of the SCI.

2.3 The SCI states (in paragraph 14.2) that the City Council will ask people making comments on draft DPDs such as the Core Strategy for information on their age, gender, ethnic background, sexuality, faith and whether they are disabled. Providing this information would be optional, and the City Council would use it to monitor response rates from specific groups to ensure that all sectors of the community are being reached and involved, which would allow the Council to review the consultation methods it is using if a particular group is responding proportionately much lower than their representation in the city. The City Council included the voluntary questionnaire with consultation materials during the early consultation stages on the Core Strategy and it was also online; however the response rate was so low that this was not continued at later stages of the Core Strategy consultation.



3.0 REGULATION 25 – PUBLIC PARTICIPATION IN THE PREPARATION OF A DEVELOPMENT PLAN DOCUMENT

3.1 This period covers consultation on the Core Strategy prior to the Publication stage, i.e. from May 2005 when the consultation process was launched until September 2010 when the final consultation stage prior to Publication finished. There were a number of different stages in this process, as the Core Strategy evolved into a document, and the consultation carried out at each stage is set out below. At each consultation stage consultees on the City Council's Local Development Framework database were notified by email or post (see Appendix 2 for a list of methods which the City Council used to advertise Core Strategy consultations). There are over 700 organisations and individuals on the database which includes groups operating at local, regional and national levels – Appendix 1 lists the types of groups which are represented on this database. At each stage documents

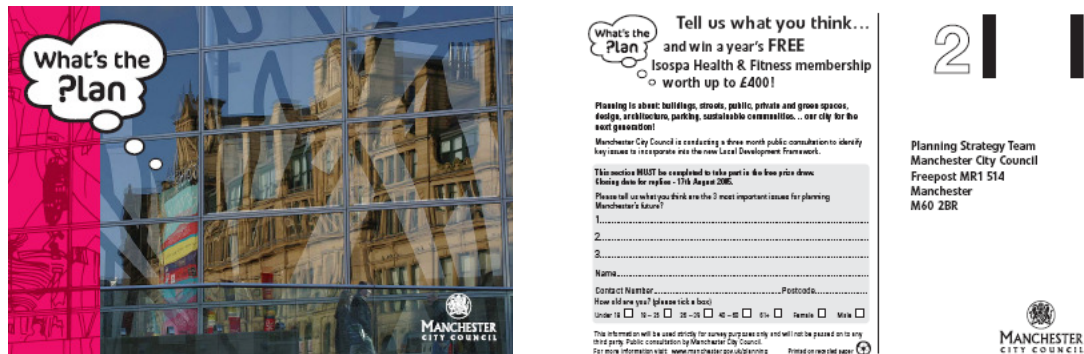
have been offered in alternative formats, and translators provided at events as necessary.

A) Issues Gathering: May – August 2005

- 3.2 At the beginning of the process no policies had yet been drafted and the aim was to reach agreement on the priorities for planning in Manchester over the next fifteen years. A steering group dedicated to consultation on the Core Strategy was set up, which included the City Council's community engagement development officer and a representative from the Community Network from Manchester as well as officers from other council departments, in order to share good practice and link to other Manchester City Council consultations.
- 3.3 The Core Strategy consultation process ('What's The Plan?') was launched with an event at the Mechanics' Institute in Manchester on 17th May 2005. The event comprised two sessions, one in the afternoon and one in the evening to try and make it as accessible to as many people as possible. Each session included a presentation explaining the LDF and Core Strategy process; followed by workshops facilitated by planning officers arranged around topic areas (crime & disorder, health, transport, economy, housing, environment, transport, families children & old people, culture and education) where people put forward their suggestions for the issues that needed to be addressed by development plan policies. The sessions were attended by a wide range of people and organisations including community groups, pressure groups, civic societies, representatives from national organisations, housing associations, developers, officers from other council departments and ward co-ordinators. In order to reach as many people as possible delegates from organisations were invited to be 'ambassadors' for the Core Strategy and were given an information pack to take back to their organisation which included response forms to gather the views of a wider audience.



- 3.4 Following the launch event the City Council distributed 13,000 postcards around cafes, shops and bars in Manchester via Arts About Manchester. The postcards asked people what they thought were the three most important issues for planning Manchester's future and were returnable by Freepost. 387 postcards were returned and the top three issues raised were community, the environment and transport.



- 3.5 Planning officers toured Manchester libraries between 1st June and 6th August 2005 with an exhibition about the Core Strategy. Officers asked people what issues were most important to them, as at the Mechanics' Institute event, and recorded this on issues forms, which people were also able to take away and send back later. People were asked if they wanted to be kept informed of future consultation events on the Core Strategy and were added to a database of consultees if they did. A full feedback report on the issues gathering stage can be downloaded from the Council's website at http://www.manchester.gov.uk/downloads/download/1548/core_strategy_evidence

- 3.6 During the issues gathering process the Council worked with a community artist and school children from Medlock Primary School to produce 'postcards from the future' and models of how they would like Manchester to look in the future.



B) Objectives: March – May 2006

- 3.7 The City Council consulted on draft objectives for the Core Strategy from 24th March – 2nd May 2006. During this time the objectives were online and Planning also had a stall at the 'Manchester Way' event to launch the review of the Sustainable Community Strategy on 18th

March 2006. Email sounding boards were launched at this point, whereby people could sign up to receive an early draft of Core Strategy policies to look at in advance of the more 'formal' consultation period at the next stage. People could pick topic areas which they were particularly interested in and sign up for this at the Manchester Way event or online.

- 3.8 Twenty-three comments were received on the draft Core Strategy objectives, from 6 organisations/individuals.
- 3.9 In March 2006 the City Council provided some free hands on training sessions for members of the public and other stakeholders to demonstrate how to use the online consultation software which had been purchased to use for Core Strategy consultations. In 2006 a dedicated email address was set up to use for all LDF consultations to make it simple for people to make comments.

C) Issues & Options: November 2007 – February 2008

- 3.10 At this stage, the key issues for each topic were outlined and questions asked about the approach that policies in the Core Strategy should take to deal with these issues, before setting out two broad options for future development in Manchester. The two options differed in terms of the spatial level at which policies would be developed and applied: Option A would comprise city-wide policies whereas B would encompass city-wide and also area focused policies. In November, prior to the 'formal' consultation period, the draft document was circulated to people who had signed up to the email sounding boards and final amendments made in the light of comments received at this point, before the document was put online for comments and into Manchester libraries.
- 3.11 The formal consultation period on the Core Strategy Issues & Options was from 4th December 2007 to 25th February 2008. During this time people could make comments online, be email or in writing. The formal consultation period began with the 'How Should Your City Grow' engagement event at Manchester Art Gallery on 4th December. In a similar style to the Mechanics' Institute event there was an afternoon and an evening session with presentations on the Core Strategy Issues & Options, an exhibition with planning officers available to talk this through with people and workshops where people could give their views and ask questions on the issues of interest to them. Although people had to register in advance to have a place at a workshop the event was also open for people to drop in to and discuss issues with officers. 909 comments were made during this period from 80 organisations/individuals.
- 3.12 The environment, the economy and housing were the three issues which received the most comments at this stage.



Key issues raised by respondents at the Core Strategy Issues & Options consultation stage	How the Council addressed these at the Core Strategy Refining Options stage
Renewable energy infrastructure at the local level should be encouraged and supported	Issues related to renewable energy were listed under Objective 6 which included infrastructure considerations referring to locally generated renewable energy in particular.
Concerns were expressed over carbon emissions associated with high levels of growth e.g. from Airport Expansion	Although the City Council is committed to Airport expansion in line with national policy the Refining Options document set out two options (under Objective 2) for taking forward development at the Airport to ask for responses to this.
The importance of green space within Manchester was highlighted	The table under Objective 6 in the Refining Options document included protection of green infrastructure and nature conservation sites as well as open space standards as issues which policies would need to address.
Employment sites needed to develop in a sustainable way i.e. sites should be developed flexibly so that they can be redeveloped to be used in other ways	The Refining Options document stated under Objective 2 that the policy approach would identify locations for mixed use employment led sites.
Employment sites are needed outside	The document states under Objective

the Regional Centre and need to have good public transport links	2 that sites will be identified such as District Centres. Strategic employment sites should have good public access from Manchester. The region and beyond.
New residential development should be on previously developed land in regeneration areas and convert existing unused buildings where possible; and should be near to public transport. New housing should be where suitable sites are available rather than being apportioned out by ward	Under Objective 3 the Refining Options document states that residential development will be focussed on the Regional Centre and Inner Areas which are the priority regeneration areas in Manchester and the areas with a large amount of previously developed sites, which have good public transport links.
New housing should be required to score highly when assessed against the Code for Sustainable Homes	Under Objective 6 it is confirmed that Core Strategy policies will set targets for achieving the different levels of the Code for Sustainable Homes.
The need for affordable housing was referred to by a number of respondents	At least 20% of new housing to be provided will be affordable

3.13 72% of respondents who expressed a preference for one of the options preferred Option B, but Government Office for the North West stated that both options should be developed in more detail further before a final decision is made on the Council's preferred approach. Four alternative options were submitted during the consultation period however none of these were considered viable as standalone options so were not taken forward in the Refining Options Core Strategy.

3.14 The City Council responded to every comment made at this point, explaining how it was being taken on board at the next stage, or explaining why this was not possible. The full set of comments received at this and all subsequent consultation stages, and the Council's responses to them, can be viewed at <http://manchester-consult.limehouse.co.uk/portal> by clicking on the document name and then the "all comments" tab.

D) Refining Options: March – May 2009

3.15 The Refining Options draft Core Strategy set out the policy implications for each broad option, in response to comments from Government Office North West. The document showed how the approach would vary under Options A or B and gave a broad policy outline but did not include full draft policy text. The City Council took the comments received at Issues & Options stage into account when drafting the Refining Options document addressing the main issues listed in the table above.

- 3.16 In the run-up to the formal consultation planning officers took an exhibition on the Core Strategy Refining Options to the International Women's Day event in the Town Hall on 8th March 2009 and did a presentation to and workshops at the Valuing Older People Forum on 23rd March to discuss planning issues of particular relevance to these groups.
- 3.17 From 4th-25th April 2009 planning officers visited 13 locations across Manchester on a 'bus tour' with exhibitions and information on the Refining Options in a bus which had been kitted out for this purpose. The bus visited supermarkets and community centres and other district centre locations and officers discussed what the Core Strategy would mean for people in Manchester and encouraged them to get involved. Activities included quizzes and a display of old photographs of Manchester and some of the results of studies which had recently been completed as part of the Core Strategy evidence base were shown to people, for example maps of sites which had the potential to provide new housing within the lifetime of the plan for each ward in Manchester.



- 3.18 The bus tour exhibition proved to be a successful method for engaging people who had not involved in planning processes to date.
- 3.19 The formal consultation period on Refining Options for the Core Strategy ran from 14th April – 29th May 2009. During this time the consultation documents were on the Council's website and in libraries and people could make comments online, by email or by post. As before, the City Council responded to each comment individually and comments and responses can be viewed by following the link on the

previous page. 295 comments were received by the Council during this period, from 66 organisations/individuals. The majority of comments were made on the spatial options with particular interest in the proposed approach to the environment and climate change. Option B was again favoured by respondents as the approach to take forward.

E) Proposed Option: November 2009 – January 2010

- 3.20 At this stage the draft Core Strategy was written up in full to include drafts of all of the policies that it would contain, taking on board the comments received during the earlier consultation stages. Option B was chosen as the 'preferred' option to take forward as this had been the option which the majority of respondents to the Issues & Options and Refining Options consultations had expressed a preference for. At this point the aim was for people to make comments that were specifically related to the document rather than comment in a more generalised way as had been done throughout the earlier stages. The formal consultation period was from 9th November 2009 – 4th January 2010 and during this time the document was on the Council's website and in Manchester libraries.
- 3.21 An event (afternoon and evening) was held in the Town Hall on 8th December 2009, in conjunction with the Sustainable Neighbourhoods Partnership, to discuss the policies in the document in detail in workshops on each policy area. The intention was for stakeholders to come to the event having already read the draft Core Strategy so that meaningful discussion could take place on specific policy wording. Therefore attendees had to pre-register for either an afternoon or evening event. The event was held half way through the consultation period so that people could formulate detailed comments after they had discussed issues with planning officers at the event. 63 people attended this event (51 in the afternoon and 12 in the evening). In the run up to this stakeholder event drop-in sessions were held in each of the six Strategic Regeneration Framework areas in Manchester. The purpose of these was to give more information to people so that they could make informed comments on the draft Core Strategy.
- 3.22 832 comments from 97 organisations/individuals were received by the Council at this stage. The majority of comments received were on Centres (22%), the economy (16%), the environment (17%), housing (14%) and the City Centre (12%). The table below sets out the main issues raised by respondents and the response to these from the Council at the Pre-Publication Partial Consultation and the Publication stage.



Key issues raised by respondents at the Core Strategy Proposed Option consultation stage	How the Council addressed these at the Core Strategy Pre-Publication Partial Consultation and the Publication stage
<p>A lot of residents commented on district centres, referring in particular to Chorlton and expressing views against any new supermarkets there in the future.</p>	<p>The Council supports the independent retail sector but is not overly prescriptive in the Publication Core Strategy about the type of provision appropriate in Centres. This is in line with the Retail Study carried out for the Council.</p>
<p>Some developers felt that the City Centre partnership policy was too rigid.</p>	<p>Although the Council remains committed to the principle of partnership working the policy requirement has been removed from the Publication Core Strategy.</p>
<p>Several developers were concerned that meeting environmental targets may make schemes unviable, however several comments also supported the energy policies specifically.</p>	<p>Policy in the Publication Core Strategy allows for scheme viability to be a consideration when applying the environmental policies in the Core Strategy.</p>
<p>The first option for taking forward development at the Airport (retaining the Airport within the Greenbelt and not altering the Airport Operational Area) was the preferred option for people who gave a view on this topic.</p>	<p>Although respondents at the Proposed Option stage expressed a preference for Option 1 for progressing development at the Airport, the Council is taking forward Option 3 in the Publication Core</p>

	Strategy. This is in line with national Policy such as the Air Transport White Paper, the results of the Sustainability Appraisal and evidence which has come forward since the Core Strategy Proposed Option.
Concern that policy was too reliant on high density development to meet housing figures.	High density housing is appropriate in some places but the housing trajectory has been revised so that completions are not shown as coming forward at such a high rate in the first few years of the plan period.
A number of residents were concerned about the impact of Houses in Multiple Occupation (HMOs), particularly student houseshares, on their local area.	A threshold policy to control further HMOs has been introduced at the Pre-Publication stage and refined further in the Publication Core Strategy. The Council has made an Article 4 Direction to remove permitted development rights for HMOs so that planning permission will be required and the Core Strategy policy can be implemented.
Several comments were made on tall buildings with arguments expressed both ways on the suitability of tall buildings in or near to historic areas. Some developers questioned the need to have identified end users to support tall building applications.	The requirement for tall buildings to have an identified end user has been removed from the Publication Core Strategy, but applicants/developers must demonstrate that proposals for tall buildings are viable and deliverable.
There was some confusion over whether the Oxford Road Corridor was included in the City Centre or in Central area and a plan showing the City Centre boundary was requested.	Detailed maps have been added to the Publication Core Strategy which include the boundaries of different areas.

F) Pre-Publication Partial Consultation: August – September 2010

3.23 This stage was an interim consultation prior to the Publication Core Strategy, to consult on policies which had changed significantly since the Proposed Option draft, either in response to comments made at that stage or because the law has changed or more up to date evidence was available. The City Council believed that stakeholders should be given ample opportunity to consider these topics therefore a consultation document on these policies was produced. Due to the more limited nature of this draft, it was not considered necessary to hold workshops or event, but the consultation document was online and in Manchester libraries and advertised accordingly; and consultees on the Local Development Framework database were notified as at the other stages.

3.24 The Council consulted on the Pre-Publication draft Core Strategy from 4th August – 15th September 2010. In total 140 comments were received from 42 organisations and individuals. Key issues raised and the Council's response to these are set out in the table below.

Key issues raised by respondents at the Core Strategy Pre-Publication Partial Consultation stage	How the Council addressed these at the Publication Core Strategy stage
Almost a third of the comments received related to retail policy. A number of comments supported the centre hierarchy set out in the Pre-Publication document and representations made on behalf of supermarkets supported the identification of additional capacity in various centres for foodstores. A number of respondents asked for the updated retail study to be made public.	The updated retail study will be published alongside the Publication Core Strategy.
A number of respondents felt that policy needed to be stronger to restrict the number of licensed premises and takeaways, referring to Fallowfield and Withington in particular	Policy has been tightened to protect amenity for residents living within/near to district centres.
A quarter of the comments related to student accommodation/Houses in Multiple Occupation, with a large number of respondents asking that the threshold for determining whether new Houses in Multiple Occupation are given planning permission be reduced from 20% to 10%.	The threshold policy to determine application for Houses in Multiple Occupation has been reduced from 20% to 10% in the Publication Core Strategy.
Less than ten percent of the comments at this stage related to the Airport. Concerns related to growth of the airport in general and the impact of airport expansion on heritage in particular.	The Council endorses the continued growth of the Airport, but Publication Core Strategy policies aim to mitigate the impact of expansion on heritage.

4.0 Conclusion

4.1 As this statement sets out, Manchester City Council has provided stakeholders in the City's development with many opportunities to shape Core Strategy policies. A range of engagement methods has been used to target a wide variety of people as well as holding events

targeted at people who are already familiar with the planning process. The City Council has responded individually to everyone who made comments on drafts of the Core Strategy from the Issues & Options stage onwards setting out how their comments will be taken on board in the subsequent draft, or why it is not possible to include the changes which have been suggested; and these responses are available publicly. This demonstrates that the City Council has complied with the statutory requirements for public participation in the Core Strategy process, and also with the Council's Statement of Community Involvement.

Appendix One Organisations and people on Manchester's Local Development Framework Database

The following organisations and people have been invited to be involved at different stages in the preparation process for Manchester's Core Strategy. Some organisations have been represented by a number of individuals. As well as the groups listed below officers from a range of City Council departments, Councillors and Members of Parliament with constituencies in Manchester were involved. There are over 200 members of the public on the Council's Local Development Framework database and a much larger number visited exhibitions and events throughout the consultation process.

4NW

Adactus Housing Group

Addleshaw Goddard

AEW Architects

Albermarle Allotments Association

All Saints CE Primary School

Allied London

Arawak Walton Housing Association

Arup North West

ASDA Stores Limited

Ashton New Road and District Residents Association

Ask Goodman

Ask Property Developments Limited

Assael Architecture

Association of Greater Manchester Authorities

Association of Manchester Allotment Societies

Aurora BNP Paribas Real Estate

Ballymore Group

Barratt Homes

Barton Willmore

BBC

BBC Greater Manchester Radio

Be The Change

Bellway Homes

Benchmark Estimating Ltd

Big Yellow

Black Health Agency

Blue Sky Planning

Bolton Metropolitan Borough Council

British Rail Board (Residuary) Ltd

British Waterways

Broad African Representative Council

Brookdale Park User Group

Brookhouse Group

BTCV

CA Planning

CALM Co-ordinator

Camberwell Park School
Capital Land Developments
Cascade
Castlefield Residents and Small Business Forum
CB Richard Ellis Ltd
Central Properties
Charles Topham
Charlestown Council and Private Residents Association
Cheshire East Council
Cheshire West and Chester
Chester Road Properties Ltd
Chris Thomas Ltd Outdoor Advertising Consultants
Cirkadia
City Centre Project
Citybranch Ltd
Clicks and Links Ltd
CME Planning Services
Coal Authority
Colliers CRE
Commission for Equality and Human Rights
Communities for Stability
Community Arts North West
Community Network for Manchester
Council for British Archaeology NW
Countryside
Countryside Properties
CPRE Lancashire
Cultural Centre for Diversity, Arts and Education
Cyclists' Touring Club
Dandara Ltd
Deansgate Securities
Denton Wilde Sapté
Didsbury Civic Society
Diversity Plus
DLA Piper UK LLP
DPP
Drivers Jonas
Dulas Ltd
Emery Planning Partnership
English Heritage
Envirolink Northwest
Environment Agency
Environment Network for Manchester
Faith Action
Faiths4Change
First Manchester Limited
Forestry Commission
FPD Savills
Friends Families and Travellers
Friends Of Clay Lane and Open Spaces
Friends of Cringle

Friends of Fletcher Moss Park
Friends of Hough End
Friends of Platt Fields Park
Frogmore Northern
George Wimpey
Gerald Eve LLP
GL Hearn
GM SERA
Gough Planning Services
Government Office for the North West
Grangefield Estates
Greater Manchester Archaeological Unit
Greater Manchester Chamber of Commerce
Greater Manchester Coalition of Disabled People
Greater Manchester Cycling Campaign
Greater Manchester Ecology Unit
Greater Manchester Geological Unit
Greater Manchester Police Architectural Liaison
Greater Manchester Public Transport Executive
Green Party
Groundwork Manchester, Salford and Trafford
GVA Grimley
H J Banks & Co Ltd
Halcrow Group Limited
Harrow Estates
Harvest Housing Group
Health & Safety Executive NW
Highways Agency
HJ Banks and Company Ltd
Home Builders Federation
Homes and Communities Agency
Hour Car
How Planning LLP
Ignis Asset Management Ltd
Indigo Planning Ltd
Inland Waterways Association
Inspired Developments
Irish Community Care
Irwell Valley Housing Association
JMP Consulting
Joint Health Unit
Jones Lang La Salle
JWPC Ltd
Knight Frank LLP
Lafarge Aggregates Ltd
Lambert Smith Hampton
Lancashire Wildlife Trust
Langtree Group
Langtree Homes
Lightbourne Residents Association
Linder Myers

Link-Age
Liverpool City Council
Liverpool Road Residents Association
Loreto College
Lovell
LPC Living Ltd
MANCAT
Manchester Airport
Manchester Asian Care Ltd
Manchester Carers Forum
Manchester City Centre Resident's Forum
Manchester Civic Society
Manchester Climate Action
Manchester Community Information Network
Manchester DDA
Manchester Disabled People's Access Group
Manchester Enterprises Ltd
Manchester Environmental Resource Community Initiative
Manchester Failsworth Congregation of Jehovah's Witnesses
Manchester Fort Shopping Park General Partner Limited
Manchester Friends of the Earth
Manchester Geomatics
Manchester Green Party
Manchester Green The LDF Collective
Manchester Jewish Museum
Manchester Methodist Housing Group
Manchester Metropolitan University
Manchester Partnership
Manchester Public Health Development Service
Manchester Race and Health Forum
Manchester Refugee Support Network
Manchester Rent A Home
Manchester Residents' Association
Manchester Salford Pathfinder
Martineau
Matthews and Goodman
Mersey Basin Campaign
Micro Abb
Miller Homes
Mini Mart
Mosley Street Ventures Limited
Mosscafe Housing Ltd
Nathaniel Lichfield & Partners
National Grid Plc
National Landlords Association
Natural England
Network Rail
NHS Manchester
NHS North West
NJL Consulting
North West Development Agency

North West Transport Activists Round Table
Northenden Civic Society
Northern England Freight Transport Association
Northwards Housing
Oldham Metropolitan Borough Council
Outlook East Manchester
Pakistan Resource Centre
Parish Church of St John the Evangelist
Paul Butler Associates
Peacock & Smith
Peel Holdings (Management) Limited
Peel Investments (North) Limited
Piccadilly Village Residents' Association
Plane Stupid
Planning & Environmental Services Limited
Planning and Conservation Adviser Natural England
Planning and Urban Design Manager Galliard Homes
Planning Director David Wilson Homes North West
Planning Inspectorate
Planning Policy Manager Bury MBC
Planning Potential
ProManchester
Prudential Property Investment Managers Ltd
Rapleys LLP
Red Rose Forest
Redrow Homes
Reece Employment Law Limited
Regeneris
Residents Association, Moston
Road Haulage Association
Rochdale Metropolitan Borough Council
Rockdoor
Rowland Homes Ltd
Royal Town Planning Institute NW Planning Aid Services
Ryebank Fields Campaign
Salford City Council
Sanderson Weatherall
Scottish Power Energy Networks
Seddon Homes
Sedi
Sheffield City Council
Somali Bravenese Community of Manchester
South-East Fallowfield Resident's Group
Sport England
SR Design
St Augustine's CE Primary School
St Vincent's
Steven Abbott Associates
Stewart Ross Associates
Stockport Metropolitan Borough Council
Stop Expansion at Manchester Airport

Strategic Planning Advice Ltd
Sustainable Neighbourhoods Action Group
Sustrans
Symond Road Tenants and Residents Association
Tameside Metropolitan Borough Council
Taylor Young
The Co-operative Group Ltd
The Emerson Group
The LK Group
The Pankhurst Centre
The Ramblers Association
The Theatres Trust
The Woodland Trust
Trafford Metropolitan Borough Council
Traveller Law Reform Project
Turley Associates
United Utilities
United Utilities Electricity
University Hospital of South Manchester
University of Manchester
Urban8 Consulting Ltd
URBED
Vice Chair Rusholme and Fallowfield Civic Society
Victoria Baths Trust
Viridor Waste Management
Vision Developments
Volker Stein
Voluntary Youth Manchester
W A Fairhurst & Partners
Wai Yin Chinese Women Society
Walton & Co
Warrington Borough Council
Watkin Jones Group
West Didsbury Residents Association
West Properties (UK) Limited
Whalley Range Forum
White Moss Youth Club
White Young Green
Wigan Council
Winston Road District Tenants' and Residents' Association
Withington Civic Society
Womens Design Group
Womens Design Service
Worker's Educational Association
Young Advisors
Zenith International Ltd

Appendix 2

Advertising the Core Strategy consultation stages

The following methods were used to let as many people as possible know about consultations on the draft Core Strategy:-

- Press notices: statutory notices, press releases, articles and advertisements in newspapers including the Manchester Evening News, the Big Issue, local free papers across Manchester and Manchester People (Manchester City Council's free newspaper distributed to residents).
- TV advert on the BBC Big Screen in Piccadilly Gardens
- Internet: Manchester City Council's website, Eastserve, Sorted (Library internet)
- Posters, flyers, postcards, leaflets in cafes, shops, bars, health centres
- Email/postal notifications to Planning's Local Development Framework database of contacts
- Information in local groups' newsletters
- Planning officers have presented to community group meetings to raise awareness of the Local Development Framework and the Core Strategy and to help people put their views across.