



# 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.



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# 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The previous Manchester Local Plan was adopted in 2012 and was, in part, superseded by policies in PfE in 2024.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 13 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 centres, strengthening 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.'**



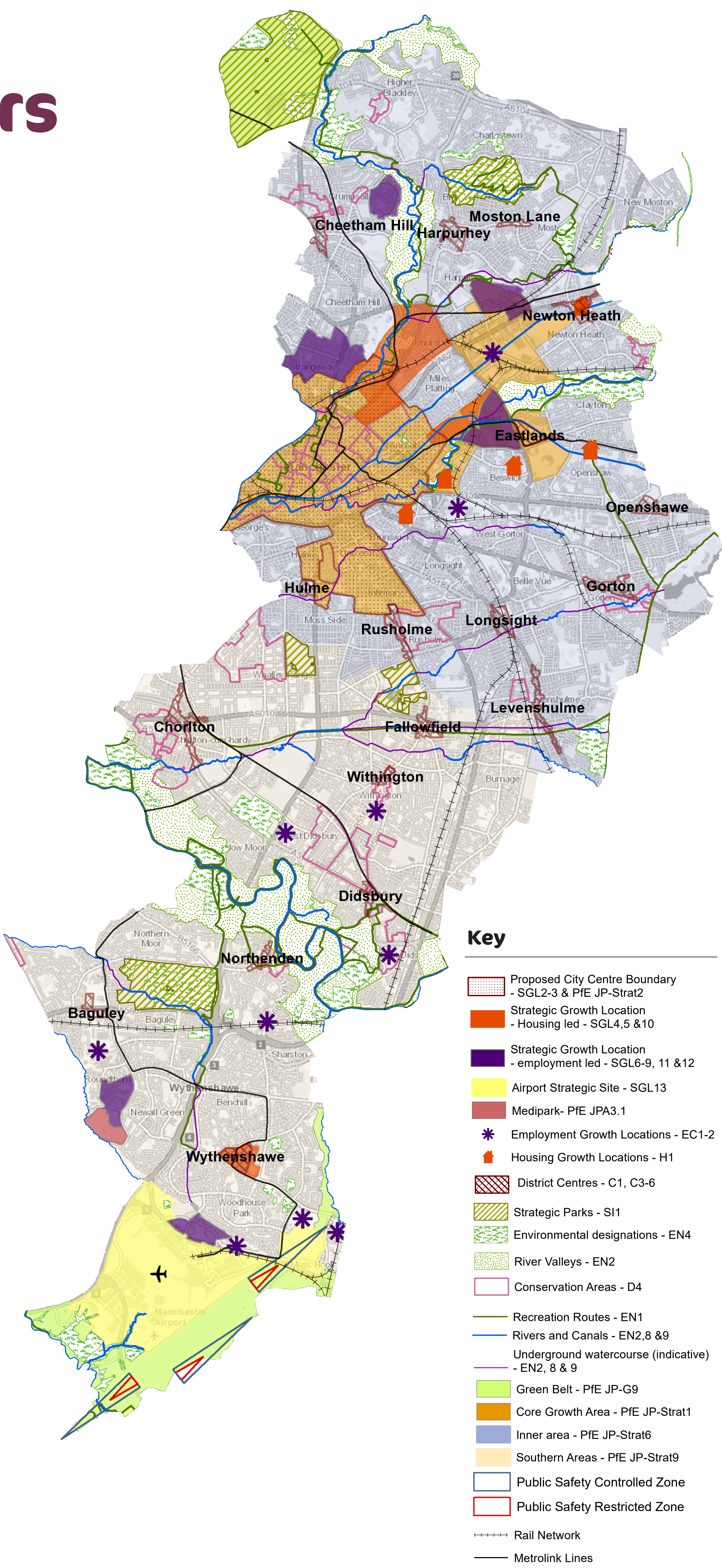


# What the plan covers

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.





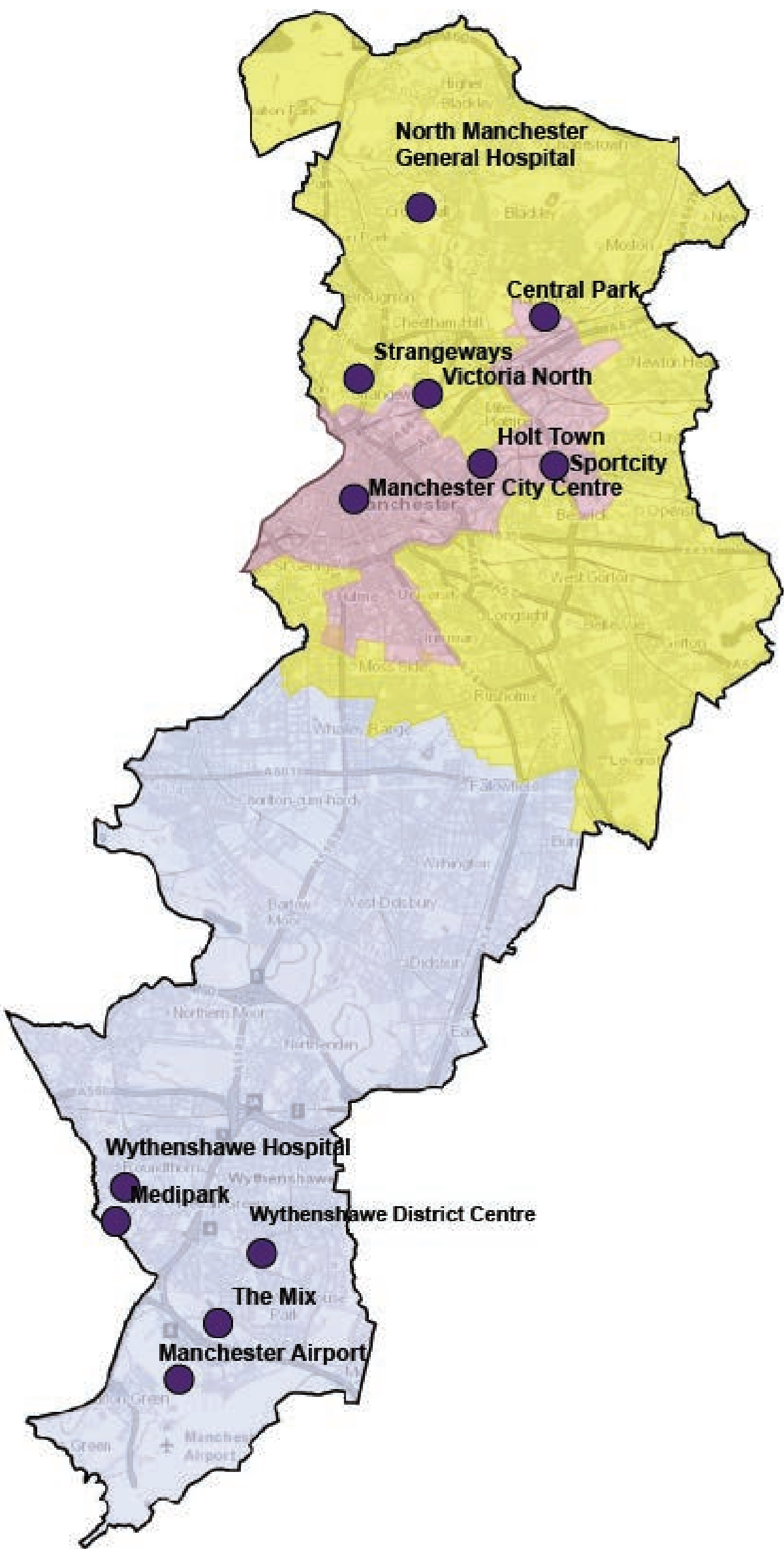


# Strategic Growth Locations

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 Etihad 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 2023-2028, 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](mailto: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.**



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