



Providing For Housing Choice Supplementary Planning Document and Planning Guidance

Consultation Statement February 2008

**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.
- 1.2 The consultation process for the Providing for Housing Choice Supplementary Planning Document & Planning Guidance and for the Sustainability Appraisal has been carried out in accordance with the Council's Statement of Community Involvement which was adopted in January 2007.

2. Summary of Formal Consultation on Providing For Housing Choice January to February 2008

- 2.1 The public were formally consulted on the draft Providing For Housing Choice Supplementary Planning Document and Planning Guidance from 9th January to 20th February 2008. 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 Providing For Housing choice received over 80 comments during this period of formal consultation. These were from National and Regional bodies, the development industry, community groups and individuals. No representations were received from Registered Social Landlords or associated housing organisations. A list of all consultees who responded and their representations can be found at Appendix 1.
- 2.3 Where possible and appropriate the Draft was amended to reflect comments received from consultees. However, some comments were considered inappropriate where, for example, they required Providing For Housing Choice to introduce new policy rather than expand on a "saved" UDP policy. The Council's responses made to specific consultees are listed in Appendix 1.
- 2.4 The majority of comments received were from the Development industry in the form of submissions from consultants representing particular house builders or from house builders themselves.
- 2.5 The main points made during the formal consultation were as follows:
 - Support for the principle of providing affordable housing;
 - There is a need to provide affordable housing policies and strategies which increase the range of housing choice for disabled people;
 - The Supplementary Planning Document / Planning Guidance contained in Providing For Housing Choice act counter to national policy;
 - The need for additional social housing was questioned;

- Objection was made to the 20% affordable housing target;
 - The policies contained within Providing For Housing Choice threatened the viability of new housing developments;
 - The Housing Needs Assessment was considered inadequate as an evidence base;
 - Clarification was sought upon definitions used within the Supplementary Planning Document.
- 2.6 Support was received for the Document or relevant parts of it from Natural England, the North West Regional Assembly, North-West Development Agency and United Utilities. Other consultees welcomed the flexibility of the approach taken within the document, the proposed assessment on a site by site basis, the encouragement of intermediate as opposed to social rented housing provision and the use of commuted sums in appropriate circumstances.
- 2.7 A full list of comments received; responses to them, and changes made to the document appear in Appendix 1.
- 2.8 Government Office for the North West was consulted and sought clarification upon a number of points. As a result, the document has been amended to explain how the targets were developed considering the competing demands of meeting need and increasing home ownership but at the same time ensuring deliverability. Following clarification, Government Office for the North West confirmed they had no comments.

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. Consultation took place between 9th January and 20th February 2008. 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. No comment was received.