

Manchester City Council Report for Resolution

Report to: Neighbourhoods and Environment Scrutiny – 6 December 2017
Executive – 13 December 2017

Subject: Statement of Community Involvement

Report of: Deputy Chief Executive, Growth and Neighbourhoods

Summary

This report seeks Executive approval to adopt the refreshed Statement of Community Involvement (SCI) which has been aligned with the Our Manchester approach to engaging the local community and other stakeholders in the planning process. The SCI sets out how the community and other stakeholders will have the opportunity to be involved in the preparation of Local Development Documents, how they will be able to get involved in Neighbourhood Planning processes and how they will be consulted on planning applications and planning frameworks. The requirement to produce a Statement of Community Involvement is set out in national planning legislation.

Recommendations

1. Neighbourhoods and Environment Scrutiny Committee is asked to note and comment on the content of this report.
 2. That Executive:
 - 1) Adopts the Statement of Community Involvement (attached in Appendix A).
 - 2) Approves the Council's response to the comments made during the public consultation period (attached in Appendix B)
 - 3) Delegates to the Deputy Chief Executive (Growth & Neighbourhoods) in consultation with the Leader and the Executive Member for Environment & Skills, the approval of any detailed amendments to the final Statement of Community Involvement; the inclusion of an appendix to the SCI which provides a case study demonstrating good practice by developers in early engagement at pre-application stage and during the preparation of planning frameworks, and the subsequent adoption of the SCI.
 - 4) Delegates to the Executive Member for Environment and Skills further exploration of potential ways of acknowledging receipt of comments on planning applications and planning frameworks.
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Wards Affected: All

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Effective planning policies will aid investment in the city; an updated Statement of Community Involvement will support the review of the planning policy framework.
A highly skilled city: world class and home grown talent sustaining the city's economic success	A comprehensive and positive planning policy framework will help realise broad job-creation potential for the city; an updated Statement of Community Involvement will support the review of the planning policy framework.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The Statement of Community Involvement will aid communities in becoming involved in planning processes.
A liveable and low carbon city: a destination of choice to live, visit, work	The Statement of Community Involvement sets out how communities can get involved in shaping the development of their neighbourhoods through their engagement in the preparation of planning policies and through commenting on planning applications.
A connected city: world class infrastructure and connectivity to drive growth	Well-planned development can make the most of the connections within an area. The Statement of Community Involvement sets out how communities can get involved in shaping the development of their neighbourhoods.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

Under the current (adopted 2007) Statement of Community Involvement (SCI) we are required to place a notice into the Manchester Evening News at various stages during Local Plan preparation. This is no longer required by legislation and therefore the revised SCI no longer includes this requirement. This will save the Council approximately £1300 per notice.

Financial Consequences – Capital

None

Contact Officers:

Name: Richard Elliott
Position: Head of Policy, Partnerships and Research
Telephone: 0161 219 6494
Email: r.elliott@manchester.gov.uk

Name: Julie Roscoe
Position: Head of Planning Building Control and Licensing
Telephone: 0161 234 4552
Email: j.roscoe@manchester.gov.uk

Name: James Shuttleworth
Position: Planning and Infrastructure Manager
Telephone: 0161 234 4594
Email: j.shuttleworth@manchester.gov.uk

Background documents (available for public inspection):

- Adopted Statement of Community Involvement (adopted 2007)
- 'Our Manchester' The Manchester Strategy 2016-2025
- Equality Impact Assessment Relevance Assessment
- Report to Neighbourhoods & Environment Scrutiny and Executive on draft Statement of Community Involvement July 2017

1.0 Introduction

- 1.1 Our Manchester puts people at the centre of everything the Council does, and involves listening and responding to people as we work together to improve lives. It provides a new approach for Manchester's future by giving the local community greater opportunities to be involved in decisions that shape the City. The 'Our Manchester' approach is central to the new SCI in terms of listening to and engaging with the community and stakeholders in planning processes. The Council's existing SCI was adopted in January 2007 and planning regulations which govern the consultation procedures for Local Development Documents have changed since this date. In line with the recent Neighbourhood Planning Act, the draft SCI now also includes information about local authorities' responsibilities in relation to neighbourhood planning. In addition the refreshed SCI sets out the Council's approach to consultations on regeneration and masterplan documents.
- 1.2 The revised SCI was approved for consultation purposes by Executive on the 26 July. Following the consultation period the SCI has been amended and is now proposed for adoption, to replace the 2007 SCI. This report sets out the main issues that have arisen from the consultation and the ways that the document, in Appendix A, has been amended. The detailed responses to the comments received from consultees are attached at Appendix B.

2.0 The revised Statement of Community Involvement

- 2.1 Regulations govern what should be included, as a minimum, within a SCI. Manchester goes beyond these requirements as Our Manchester actively encourages engagement with the local community and stakeholders. The engagement approach set out within the SCI aims to ensure that as many people as possible have the opportunity to be involved, whilst being mindful that the scale of any consultation must be proportionate to the scale of the policy/framework being consulted on. The planning process needs to be inclusive but efficient at the same time, providing a service that allows the city to grow in accordance with the vision set out within Our Manchester of a world-class city.
- 2.2 The SCI has been written so that people who are new to planning should find it an accessible document, with key messages summarised throughout and jargon kept to a minimum. The first chapter of the revised SCI provides an overview of why the document was prepared, how it will be kept up to date and how planning policy provides the context for decisions on planning applications. The second chapter summarises information on how we will engage with people, how they can be kept informed of consultations on planning policy, how they can make comments and how they can access planning policy documents. A range of engagement methods are described, which would be considered by the Council when it develops consultation strategies on planning matters.

- 2.3 Subsequent chapters 3 - 6 provide more detailed information on our current Local Development Documents (LDDs), and set out how people can get involved in the preparation of the different types of document including the Local Plan, Supplementary Planning Documents, and Joint LDDs. Early listening and engagement is particularly important at the “initial preparation stage” of a Local Plan (see Chapter 4) or Supplementary Planning Document (such as the Hot Food take Away SPD) (see Chapter 5), enabling people to have their say in right at the start by identifying the issues to be considered. Consultation on Local Development Documents have been simplified in recent years. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out consultation requirements and the update of the SCI seeks to translate these into a Manchester context whilst meeting the legal requirements for consultation on planning policy documents. Chapter 6 sets out how communities would have the opportunity to be involved in joint Local Development Documents prepared by more than one local authority. At present the only joint LDD in preparation is the Greater Manchester Spatial Framework. The approach to this document reflects an approach that has been agreed with the Council’s Association of Greater Manchester Authorities partners. Subject primarily to legislative arrangements, it is possible that the Greater Manchester Spatial Framework will not carry on in the current format. However, where the Greater Manchester Spatial Framework (including any associated policy documents) continues as a joint LDD, community engagement and involvement will reflect the approach set out in Manchester’s SCI.
- 2.4 The process for engagement in Manchester’s Planning Frameworks, which can take the form of Strategic Regeneration Frameworks, masterplans or other development frameworks, is described in chapter 7. Whilst there is no legal requirement for these processes to be included within the SCI this chapter outlines how the public and other stakeholders can get involved during consultation on draft Planning Frameworks and how people will be kept informed when the documents are adopted by the Council.
- 2.5 Chapter 8 sets out the Council’s duties in relation to neighbourhood planning processes, both in terms of the requirement for the Council to consult on Neighbourhood Area and Neighbourhood Forum applications at the beginning of the process and then on Neighbourhood Plans and Neighbourhood Development Orders once these have been prepared by the community and submitted to the Council. The requirement for the SCI to include information relating to neighbourhood planning has been introduced by the Neighbourhood Planning Act. The Council pro-actively develops area-based regeneration initiatives referred to in the paragraph above and within this context a Policy Framework for Neighbourhood Planning has been adopted by the Council. The SCI sets out how the Council would support neighbourhood planning activity which complements this approach to regeneration, the wider strategic case for growth and the aims of Our Manchester. The requirements in relation to consultation by local authorities on neighbourhood planning matters are set out in the Neighbourhood Planning (General) Regulations 2012, as amended, and these requirements are met by the approach set out in Chapter 8.

- 2.6 Chapter 9 of the document describes the process for consultation on planning applications adopted by the Council. In addition to being updated in line with the Our Manchester approach, chapter 9 of the refreshed SCI also reflects the current legal requirements for consultation on planning applications which is governed by the Town and Country Planning (Development Management Procedure) Order 2015.
- 2.7 The final chapter of the SCI provides information on where to get free and independent planning advice from Planning Aid.

3.0 Consultation and changes to the SCI following the consultation period

- 3.1 Consultation on the draft SCI began on 7 August and was initially scheduled for a six week period to last until 18 September. During this time the draft SCI was available as a pdf on the Council's website, in the planning policy consultation portal where comments could be made online and as a hard copy in Central Library. The Planning & Infrastructure Team notified all stakeholders on its planning policy consultation database (around 700 individuals / organisations) by email or letter on the first day of the consultation, and tweets and Facebook updates to reach the Council's 200,000 social media users were sent out every two or three days following this date.
- 3.2 Forty-six comments were received within the first week but the response rate declined after this point, consequently the consultation period was extended for an additional two weeks to 2nd October to encourage further input. All those on the planning policy database were contacted again, further social media highlighted the extended timescale, neighbourhood officers were asked to use available channels for disseminating the consultation and all the equalities groups were re contacted. In total over 148 comments were made by 16 individuals / organisations, which are attached in Appendix B together with the Council's proposed response. The majority of comments (73%) were made online via our consultation portal, the highest proportion of comments received online during a planning policy consultation to date. It is likely that this was achieved through a greater use of social media to advertise the consultation online, reaching individuals who had not previously engaged via the planning policy database.
- 3.3 Comments were split between individuals (of which there were eight, six of whom lived in Manchester) and organisations (also eight). The key issues which have emerged from the consultation are summarised below together with the way in which the document has been amended in response:
- 3.3.1 **Issue: Consultees have expressed interest in increased community involvement in the very early stages of the development process, for example in advance of masterplans being drawn up and at pre application stage.**
Response: Early engagement in planning matters is always beneficial in ensuring that all relevant issues have been identified and stakeholders have been brought on board. The council encourages developers to engage

actively with local communities both before the submission of major planning applications and early in the preparation of planning frameworks. Although the council, as Local Planning Authority does not have the power to require developers to engage or to direct how they should engage, wherever possible council officers actively encourage developers to undertake public consultation and advise how best to involve residents and stakeholders. The SCI has been amended in response to these comments to make it clearer that engagement with communities often takes place early in the Planning Framework preparation process, with the caveat that this is led by developers / landowners and is not something that the Council can legally make a requirement (See Appendix A, SCI Chapter 7 including Picture 7.1). Similar amendments have been made to the Planning Applications chapter to show how developer-led consultation with local communities often takes place before a planning application is submitted, particularly for major developments. (See Appendix A, SCI Chapter 9 including Picture 9.2). It is proposed that an appendix be added to the SCI that will provide a case study of early engagement by developers, setting out the principles that the council would consider as good practice in developer-led consultation, whether at pre planning application stage on major schemes or during early engagement on planning frameworks.

3.3.2 Issue: There was interest in planning policy consultations being longer than the time periods specified in the SCI (four / six weeks), with one respondent suggesting three months.

Response: With regard to increasing timescales for consultation periods, it is recognised that a balance needs to be found between enabling opportunities for community and stakeholder involvement whilst providing an efficient planning service that does not unduly delay the development needed for the provision of jobs and housing essential for the city's growth. The SCI has, however, been amended to state that the consultation periods that the Council uses are minima to allow for longer consultations wherever possible and reasonable.

3.3.3 Issue: Requests were made for greater use to be made of social media for both policy and planning application consultations, although conversely a respondent also asked not to focus solely on social media to advertise consultations but to use emails and letters instead.

Response: In line with comments received it is agreed that social media increasingly provides an effective platform from which to inform and involve more individuals and organisations about what is going on in the city. In particular there are opportunities to use social media to engage a wider audience when consultations are taking place on planning policy issues. The volume of planning applications and the speed with which they are required to be dealt with makes the use of social media less appropriate for this area of planning. The SCI has been amended to make greater reference to the use of social media, (whilst retaining use of emails and letters), during policy consultations, with developers being encouraged to use social media where appropriate at pre-application stage.

3.3.4 Issue: Several comments related to the formatting of policy documents, including diagrams used, to be easy to read for all people including people with any disability.

Response: It is important that consultation on all planning matters needs to be as accessible as possible. One of the ways of achieving this is for consultation documents including diagrams and charts to be in an accessible format and for consultation materials to be offered in alternative formats where possible. The SCI has been amended to achieve this in response to comments received. Further detail relating to this is set out in paragraph 4.2.

3.3.5 Issue: Concern was expressed that developers' interests outweighed community interests in the consideration of planning applications and frameworks. These comments often related to individuals' experiences over specific development proposals.

Response: In preparing planning documents and assessing planning applications there is always a need to consider a wide range of individual and stakeholders needs and aspirations. When consulting on policy documents the council will seek to include all communities both at an early stage and during the process, and will do so in line with the methods set out in the SCI. Decisions about planning frameworks and major planning applications are made by elected members at committee, with reports setting out the policy considerations and issues raised by all parties who made representations on the application. Examples of the council effectively engaging to achieve a positive outcome can be seen in the New Cross Public Realm Strategy (2017) and the Ancoats and New Islington Neighbourhood Development Framework (2014, updated in 2016).

3.3.6 Issue: Some concern was expressed about the Council's general approach to Neighbourhood Planning.

Response: The chapter on neighbourhood planning within the SCI relates to the way in which the council will consult on these applications and the support that we will provide for groups looking to develop a Neighbourhood Plan. Amendments have been made as a result of comments received to include advice that council officers can provide to help ensure that a full range of people are engaged with during the neighbourhood group's own consultation work. The SCI does not, however, cover how individual applications for area / forum designation as well as for neighbourhood plans and neighbourhood development orders themselves will be assessed in terms of their content / appropriateness. The council has separately considered its approach to neighbourhood planning and decisions taken on neighbourhood areas are made within the context of an approved framework.

3.4 In addition to the issues covered above, a number of comments were made which related to potential policy content of future Local Development Document policies, such as development within conservation areas, rather than the content of the SCI. Other comments received related to specific details and the SCI has been amended where appropriate to address these more detailed points. Over a third of comments received have resulted in a change to the SCI. In addition and in response to comments received, this report includes a recommendation for exploration of potential ways to

acknowledge the receipt of comments on planning applications and planning frameworks. The Council will respond to all of the comments received as a result of consultation on the SCI setting out either how the SCI has been amended or to explain why this has not been possible. The full set of comments received and the Council's proposed response to these is attached in Appendix B.

- 3.5 The SCI has also been amended in light of additional information and input from officers and Members. The main changes from these sources have been to provide greater clarity on the Sustainability Appraisal and Equality Impact Assessment process (in chapter 4), to set out how feedback is given on comments made during Planning Framework consultations (chapter 7) and to update the legal requirements for advertisement of planning applications (chapter 9). There have also been some minor changes to reflect the up to date position with the Greater Manchester Spatial Framework and adopted Local Development Documents. All changes to the SCI are shown in red (light grey in black and white printed document) and with strikethroughs in Appendix A.

4.0 Equality Impact Assessment

- 4.1 The Council's Equalities Team has produced a Relevance Assessment toolkit which is used to determine whether any proposals/policy documents produced by the Council would require a full Equality Impact Assessment. This is required where the proposal would have a disproportionate impact on any of the protected characteristics as set out by the Equality Act 2010.
- 4.2 The SCI has been assessed using this toolkit. The assessment considered the draft SCI, the comments received during the consultation and the amends proposed to the document following the consultation. Groups representing the Equality Act protected characteristics were contacting at the beginning of the consultation period, and again at the beginning of September when none of these groups had made comments. Comments were later made by the Manchester Disabled People's Access Group and by the Age-Friendly Manchester Design Group which related, amongst other issues, to making consultations accessible to the groups which they represent. In summary, the comments which they have made which relate specifically to equality issues are summarised below, followed by how the SCI has been amended in light of these comments where relevant:
- Diagrams and charts could be made clearer and text versions provided, and information about how to obtain policy documents in alternative formats, including availability of hard copies was requested.
 - It isn't always possible to guarantee that all planning policy documents will be available in different formats as standard. However, the SCI has been amended to refer to accommodating requests for alternative formats and for hard copies where possible. In addition the SCI now states that diagrams and charts in consultation documents will be made as accessible as possible and text versions will be offered on request.
 - Many older people do not like to go out in the evening or winter months to consultation events

- The consultation draft SCI already contained a commitment to holding planning policy consultation events in places which are accessible to a range of people and to trying to hold these at times of the day which are as convenient for as broad a range of people as possible. This has been retained in the final SCI.
- Events need to be held at fully accessible venues
 - Please see response to the point above. Additionally reference has been added to the planning applications chapter to public exhibitions held by developers at the pre-application stage being held in accessible locations.
- Groups representing the equality strands should be consulted at all stages of policy preparation, on Equality Impact Assessments and Sustainability Appraisals and also on planning applications including by developers as part of pre-application consultation
 - Equalities groups are included on the Council's planning policy database and will be consulted at all stages of Local Development Document preparation. The Council is unable to commit to involving disabled people's groups and other groups representing the protected characteristics at the pre-application stage as the Council does not have the power to require developers to engage or to direct how they should do this, as stated in 3.3.1. However the SCI has been amended to make it clearer that engagement with communities often takes place early in the Planning Framework preparation process and to show how developer-led consultation with local communities often takes place before a planning application is submitted. Wording has been added to the SCI referring to encouraging developers to consult with various parties on a case by case basis depending on the nature of the application. In practice this could include groups representing disabled people and other equalities organisations if appropriate. An Appendix has also been added which provides a case study of developer good practice in early engagement with stakeholders. Consultation comments inform the preparation of Equality Impacts and stakeholders are involved in the Sustainability Appraisal process.
- Planning policy consultations should be for at least three months to allow people to access alternative document formats and for groups to be able to come together to discuss responses.
 - As stated earlier, the SCI has been amended to state that the consultation periods referred to are minima to allow for longer consultations wherever possible and reasonable. It is not possible to guarantee that all consultation periods will be for a minimum of three months as in some cases the Council has legal requirements which mean that it has to make policy decisions within short deadlines that do not allow for a consultation period of this length.

4.3 In light of the above it was considered that the updated SCI will not impact disproportionately on any of the protected characteristics and therefore a full Equality Impact Assessment is not required. The Relevance Assessment will be published on the Council's website when the SCI has been adopted.

5.0 Next steps

- 5.1 Once adopted the SCI will be published on the Council's website alongside a schedule of the consultation comments and the Council's response to these. A hard copy of the adopted SCI will be made available in Central Library. The Council will notify stakeholders on the planning policy database and use social media to advertise the adoption of the SCI.

6.0 Conclusion

- 6.1 Consultation on planning policy documents and planning applications are required to meet both minimum legal standards and any further guidance on consultation which is set out in the Council's SCI. Now is an appropriate time to update the Manchester SCI not only to take account of changes in national legislation but also to embed a continuous approach to engagement which fully reflects Our Manchester. The review of the SCI has sought to put in place more effective means of community engagement, ensures that the Council's planning processes are legally robust and make the most efficient use of available resources.

7.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

- 7.1 Effective planning policies will aid investment in the city; an updated Statement of Community Involvement will support the review of the planning policy framework.

(b) A highly skilled city

- 7.2 A comprehensive and positive planning policy framework will help realise broad job-creation potential for the city; an updated Statement of Community Involvement will support the review of the planning policy framework.

(c) A progressive and equitable city

- 7.3 The Statement of Community Involvement will aid communities in becoming involved in planning processes.

(d) A liveable and low carbon city

- 7.4 The Statement of Community Involvement sets out how communities can get involved in shaping the development of their neighbourhoods through engaging in the preparation of planning policies and through commenting on planning applications.

(e) A connected city

- 7.5 Well-planned development can make the most of the connections within an area. The Statement of Community Involvement sets out how communities

can get involved in shaping the development of their neighbourhoods.

8.0 Key Polices and Considerations

(a) Equal Opportunities

- 8.1 The SCI Involvement aims to explain the processes whereby people can get involved in the preparation of planning policies and make comments on planning applications as simply as possible. It is hoped that this will encourage a wide range of people to get involved. A Relevance Assessment of the impact of the SCI on the Equality Act 2010 'protected characteristics' has been carried out and has shown that the SCI will not impact disproportionately on any of these characteristics therefore a full Equality Impact Assessment is not required.

(b) Risk Management

- 8.2 The SCI has had regard to the resources potentially available for community engagement in planning processes, which are not likely to be as copious as they were during the early preparation stages of the Local Development Framework Core Strategy. Whilst the SCI allows for more resource-intensive methods of consultation to be used when appropriate and if budgets allow, the document does not tie the Council into carrying out any additional consultation beyond the requirements of planning regulations.

(c) Legal Considerations

- 8.3 It is a legal requirement for the Council to produce a SCI and to carry out consultation on planning policies and planning applications in line with the SCI. The draft SCI reflects current planning legislation.

(Picture to be inserted)

Appendix A

Statement of Community Involvement

Final version for Scrutiny & Executive 2017

(Changes following consultation shown in red)

Published by Manchester City Council
planningstrategy@manchester.gov.uk

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Accessibility

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Accessibility

The diagrams in this document have been produced at a high resolution so they will retain clarity if you zoom in to make them much larger. However if you require a text version of any of the diagrams please email planningstrategy@manchester.gov.uk

Preparing the Statement of Community Involvement 1

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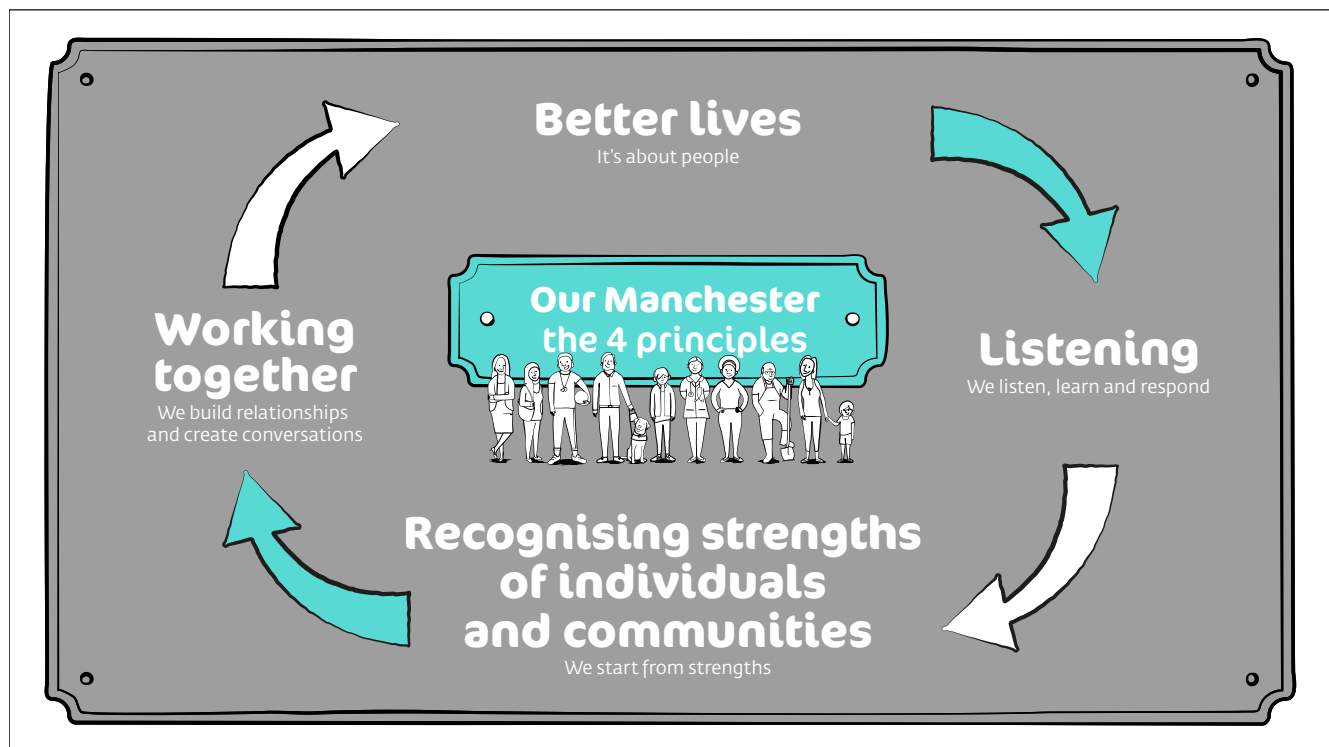
1 Preparing the Statement of Community Involvement

This version of the SCI shows amends to the text since the consultation draft in red.

1.1 In 2016 the Council published the Manchester Strategy 2016-25, known as Our Manchester. The consultation for this reached tens of thousands of people and organisations and gave a clear picture of what matters most to people in Manchester. Our Manchester is not just a strategy but a continuous approach to engagement which puts people at the centre of everything we do. This approach is being shaped around the four basic principles of Our Manchester which are:

- **Better lives** – it's about people
- **Listening** – we listen, learn and respond
- **Recognising strengths of individuals and communities** – we start from strengths
- **Working together** – we build relationships and create conversations **about** how together we can make **all-make** it happen.

Picture 1.1



1.2 The Our Manchester approach means giving the local community and other stakeholders the opportunity to be involved in decision making. We would like to find out about what matters to you when we write planning policies and consider planning applications for Manchester. Planning policies for the city guide where new houses, shops and jobs will be located and form

1 Preparing the Statement of Community Involvement

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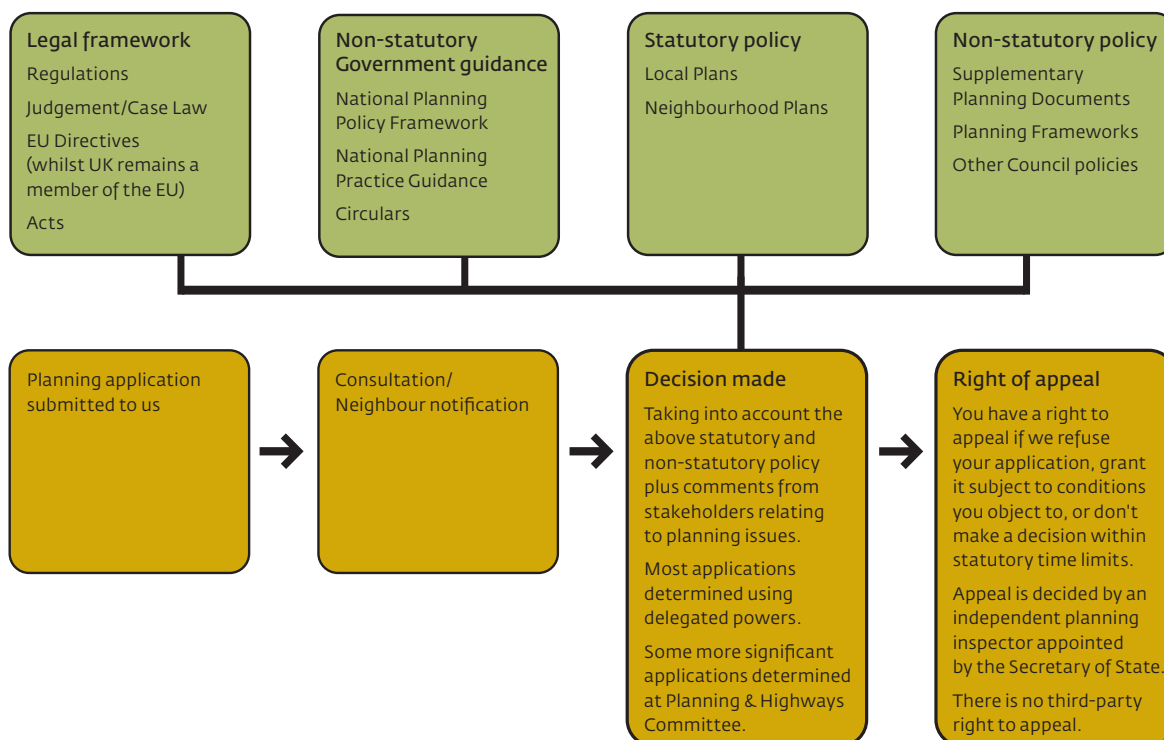
the basis for the decisions made on planning applications received by the Council. Getting involved in policy preparation is your chance to make sure that the policies will reflect how you would like your area to develop in the future.

1.3 Every council has to publish a document called a Statement of Community Involvement (SCI) which lets residents, ~~and~~ businesses, ~~the voluntary sector and other stakeholders~~ in the area know how they can get involved in planning activity. The diagram below gives an overview of how we make planning decisions on planning applications. Decisions on planning applications take into account the statutory and non-statutory guidance and planning policies shown by ~~the green background on~~ the boxes at the top of this diagram. The decision also takes account of comments made by consultees on the individual application. Sometimes a range of views are expressed about the same application. Ultimately, the decision made will need to be in line with the guidance and planning policy documents. When we consult on planning policies we will provide an overview to show how the existing statutory and non-statutory policies relevant to the document being produced, together with the consultation process, leads to the final decision to approve a planning policy.

Picture 1.2 How we make decisions on planning applications

The Planning System

Overview of context for deciding planning applications



[Picture 1.2 has been amended to state "whilst UK remains a member of the EU" after "EU Directives"]

Preparing the Statement of Community Involvement 1

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~~1.4 This is a first draft of our SCI and we would like you to tell us how we can improve our conversations with you about planning policies and applications. In the next few chapters we have set out ways in which we will let you know about planning policies and planning applications. We have also set out ways in which you can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes and how we will let you know about planning applications. Please let us know which of these will work well for you and tell us about any other ideas you have about how we can listen and work together with you better. After the consultation period on the draft SCI has finished we will amend the document as needed, and it will then be adopted by the Council. Once it is adopted, c~~Consultation on planning policy documents and on planning applications will be carried out in line with ~~it~~this SCI.

How will the Statement of Involvement be kept up to date?

~~1.5 Once adopted, w~~We will keep the SCI under review to address any changes to the way in which we involve you in planning policy preparation or in decision making on planning applications. If legal requirements change before a new SCI has been produced then we will always carry out consultations in line with the law at the time.

2 How we will ask about what is important to you

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2 How we will ask about what is important to you

~~How would you like to give us your views?~~

2.1 A range of methods have been used by us and other public sector partners to ensure that we listen fully to communities, and engage and empower you to get involved in decision making. These methods include:-

- **Communicating** - giving information about events, a decision, services available or changes to services using a variety of ways. This can include newsletters, leaflets, websites, ~~and meetings,~~ **social media and advertisements.**
- **Researching** - investigating or finding out something new about an area or population in order to improve service delivery. This can include questionnaires, surveys, census and focus groups.
- **Involving** - including people in decision-making processes. This can include service planning, development or improvements to an area.
- **Consulting** - seeking comments and listening to your feedback on a question or a proposal, which can lead to change. This can include service planning, development or improvements to an area.
- **Devolving decisions** - empowering communities to make final decisions. This can include decisions on budgets, service planning or development, or improvements to a local area.
- **Supporting community action** - power, influence and responsibility are given to communities and support is provided by services. This can include supporting communities through grants to improve their local area, or supporting them to develop local initiatives including neighbourhood planning.

2.2 Community involvement in planning policy preparation is a continuous process of engagement with residents and people who work within the City, rather than a series of one-offs. We will use a selection of the methods above depending on the scope of the consultation and the resources available, ~~but we would like to know if there are other ways in which you would like to get involved.~~ At each stage we will explain **clearly** why we are asking for your views, ~~and~~ what the planning policies are aiming to address **and provide a summary of the key messages;** we will listen to what you tell us and will try to shape policies accordingly. When necessary, we will explain why we haven't been able to take on board all of your suggestions.

Managing consultation responses

2.3 We maintain a database of people and organisations who have been involved in planning policy consultations in the past as well as people who have said that they may be interested in this in the future, or who just wish to be kept informed of forthcoming changes to the planning policy framework in Manchester. We will email or write to these people when we carry out

How we will ask about what is important to you 2

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planning policy consultations. You can register yourself directly on to the database online at <http://consult.manchester.gov.uk/portal> or alternatively you can contact Planning Strategy if you wish to be added, either by email to planningstrategy@manchester.gov.uk or by post to:-

Planning Strategy
City Policy
Manchester City Council
Level 3, Town Hall Extension
PO Box 532
Manchester
M60 2LA

2.4 The database will be used to manage responses made during consultation stages as Local Development Documents (see Chapter 3) are prepared. This will mean that, once registered, stakeholders will be able to view the comments that they have made on a particular document, as well as our response to these when applicable. Comments, and our responses, will be publicly accessible online by anyone who wishes to see them.

2.5 During consultation periods for local development documents anyone who wishes may make comments online via our consultation portal at <http://consult.manchester.gov.uk/portal>, by email to planningstrategy@manchester.gov.uk or by post to the address above.

Making consultations more accessible

2.6 Manchester is a diverse city and it is recognised that approaches to consultation need to be designed with this diversity in mind. We will hold planning policy consultation events in places which are accessible to a range of people and will try to hold these at times of the day which are convenient for as broad a range of people as possible. Hard copies of planning policy documents will be available in Central Library during formal consultation stages. In addition material will be published on our website at www.manchester.gov.uk/strategicplanning. For those without access to the internet, computers are publicly available in all Manchester libraries (through library membership), where people can access documents online. **We will make diagrams and charts in our consultation documents as accessible as possible and will offer text versions of these on request. Where possible, we will try to accommodate requests for consultation materials in alternative formats, including hard copies, to meet the needs of disabled people and other groups.**

Key messages

- **Your on-going involvement is a vital part of planning policy production**
- **We will publish all consultation documents online and put a copy in Central Library**
- **We will make events as accessible as possible**
- **We will listen to what you tell us, **take your comments into account** and report back on what has changed as a result of this**

2 How we will ask about what is important to you

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- **Because we've listened, planning policies will take into account what matters most to you**
- **If you give us your contact details we will keep you informed about future **planning** policy consultations**

Manchester's Local Development Documents 3

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3 Manchester's Local Development Documents

3.1 The planning policies for Manchester are contained in a number of Local Development Documents, which we use to make decisions on planning applications within the City. Local Development Documents can be produced by Manchester City Council alone or jointly with other local authorities. We will also take national guidance as well as other planning issues into account when determining planning applications.

3.2 There are two types of Local Development Document, each with a different preparation process:

Local Plans - documents which set out strategic policies for development of the local authority area, which can include land use allocations. Policies in Local Plans should address your needs and take advantage of opportunities in relation to housing, the economy, facilities for your community and infrastructure as well as providing a basis for safeguarding environmental assets, adapting to climate change and securing good design **including making developments accessible to everyone**.

Supplementary Planning Documents - documents which build upon the policies in a Local Plan by providing more detailed advice or guidance.

3.3 Existing Local Development Documents are available on our website at www.manchester.gov.uk/strategicplanning and, as of **early autumn** 2017, comprise the following:

Local Plans:

- Core Strategy - the long term spatial vision for Manchester, policies for delivering the strategy and a key diagram, as well as general policies for the control of development (adopted in July 2012)
- Extant UDP policies - City-wide and local area policies not replaced by the Core Strategy (adopted July 1995 and alterations adopted on various dates since then)
- Proposals Map - accompanies Core Strategy and extant UDP documents and identifies areas of protection and sites to which particular land use and policies apply
- Greater Manchester Joint Waste Development Plan Document - sets out a waste planning strategy to 2027 across the ten Greater Manchester districts which enables the provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes (April 2012)
- Greater Manchester Joint Minerals Development Plan Document - sets out a planning policy framework and a clear guide to locations across the ten districts where mineral extraction may take place, the safeguarding of sensitive environmental features and future mineral resources and all aspects of environmental and resource protection including the sustainable transportation of minerals (April 2013)

3 Manchester's Local Development Documents

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Supplementary Planning Documents:

- Guide to Development in Manchester Supplementary Planning Document - sets out principles relating to the design, form and layout of new development (March 2007)
- Providing for Housing Choice Supplementary Planning Document - guidance on the mix of house types needed in Manchester, in particular affordable housing (September 2008)
- **Hot Food Takeaway Supplementary Planning Document - manages the development of further hot food takeaways in Manchester (March 2017)**

3.4 In addition the following documents provide extant Supplementary Planning Guidance:

- Special Needs and Supported Housing Supplementary Planning Guidance (April 1998), which can be downloaded from http://www.manchester.gov.uk/downloads/download/5805/special_needs_and_supported_housing
- City Centre Bomb Damaged Area (April 1997), which is available on request (please email planningstrategy@manchester.gov.uk)

3.5 Neighbourhood Plans, which may be prepared by neighbourhood forums or parish councils, are not Local Development Documents as we do not prepare them ourselves. However, once adopted by us they do form part of the development plan and so decisions on planning applications have to take account of them. As of 2017, no Neighbourhood Plans have been adopted in Manchester. Chapter 8 sets out how you can get involved in neighbourhood planning processes in your area.

3.6 In addition we are required to produce a Local Development Scheme. As well as listing the current Local Plans in Manchester, the Local Development Scheme sets out a timetable for the preparation of future Local Plans over a three-year period and identifies key milestones in their preparation. The current Local Development Scheme can be downloaded from http://www.manchester.gov.uk/downloads/download/3627/local_development_scheme_2010-2013

Key messages

- **Local Development Documents are either Local Plans (strategic level policies) or Supplementary Planning Documents (provide more detailed advice or guidance)**
- **We have a range of existing Local Development Documents, which are on our website**
- **Our Local Development Scheme shows you which Local Plans we are intending to produce over the next three years**

How you can get involved in Local Plans 4

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4 How you can get involved in Local Plans

4.1 Our Local Plans set out a vision and framework for future development in Manchester and are one of the key tools which we use to make decisions on planning applications (along with any Neighbourhood Plans that have been produced by Neighbourhood Forums). A Local Plan will set out a preferred approach for addressing the needs and opportunities within the district, including those identified by you, and so we will need to base this on an effective conversation with you throughout the preparation process, as well as on a robust evidence base. We must also meet legal requirements when engaging with you and other stakeholders in local plan preparation.

Initial preparation stage

4.2 This stage includes formulating the initial aims and objectives of the Local Plan, evidence gathering, and then drawing up a set of issues and options to address them, resulting in the formulation of a policy approach. **The scoping stage of the Sustainability Appraisal set out in paragraph 4.23 will also take place now and will help to inform the content of the Local Plan as it is prepared.**

4.3 At the outset we will let you know that we are intending to produce a Local Plan on a particular topic, and ask you to tell us what sort of approach you think the Local Plan should take towards this issue and what you think the future Local Plan policies should say⁽ⁱ⁾. As well as asking for input from residents, voluntary groups and businesses in Manchester, we will talk to local, regional and national organisations representing specific interests. A full list of the organisations and people that we are required to involve by law is set out in regulations⁽ⁱⁱ⁾.

4.4 We maintain a database of people and organisations who have asked to be kept informed and involved in the preparation of planning policies in Manchester. These are people and organisations who have been involved in the past and who have indicated that they might wish to be involved in the future. If you are interested in joining the database please let us know - see paragraph 2.3 for how to do this.

4.5 During this preparation stage we will connect with people and organisations on the database and will publish consultation documents online and use social media to try and reach as wide an audience as possible. **We will circulate consultation information via the Council's neighbourhood officers to groups in their areas, and where appropriate we will advertise consultations via MACC (Manchester's voluntary and community sector support organisation) to give other groups the opportunity to get involved.** On rare occasions where the consultation is on a policy approach with a very narrow scope, it may be appropriate to reach out just to people or groups who would have an interest in the topic. Where a Local Plan is proposed to

i Requirements set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012
ii Regulation 2(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 - see <http://www.legislation.gov.uk/uk/si/2012/767/contents/made>

4 How you can get involved in Local Plans

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have a broad subject-area coverage, we will use a range of engagement methods where possible to involve residents and other stakeholders who have not already been involved in planning processes.

4.6 The decision on the use of individual engagement methods will depend on the scope of the Local Plan document that we are talking to you about. At the initial preparation stage it is possible that 'researching' methods (see paragraph 2.1) will be used initially and then 'consulting' methods once options or proposals have been drawn up. The choice of methods to be used will also need to take account of available resources.

4.7 As well as involving communities within Manchester in Local Plan preparation, we must engage with various local and national bodies (such as the Environment Agency and Historic England) in line with requirements under the 'Duty to Co-operate'.⁽ⁱⁱⁱ⁾ The Duty to Co-operate applies to Local Plans (and other Local Development Documents) where these relate to strategic matters (development or infrastructure that would have a significant impact in another authority's area). This engagement process will include considering whether a joint approach to Local Plan preparation, including potentially the production of a joint plan with another authority(ies), is an appropriate way forward.

4.8 The Duty to Co-operate bodies (i.e. the organisations which we should engage with under this requirement) are set out in regulations^(iv).

Publication stage

4.9 At the Publication stage the Local Plan will be in final draft stage, as we will have taken into account what you told us during earlier engagement. We will consult for **a minimum of six weeks** on the draft Local Plan, notifying the stakeholders on the planning policy database and the Duty to Co-operate bodies. We will also use other appropriate engagement methods including **circulating information to the Council's neighbourhood officers and social media** to ensure everyone is kept up to date with progress. If you make written comments on the Local Plan at this stage you will be added to the database if you aren't already on it, **subject to relevant data protection legislation at the time**.

4.10 During this consultation period a set of documents (the 'proposed submission documents') will be available in Central Library and on our website. These are additional documents which we would be intending to submit to the Secretary of State alongside the Local Plan after the consultation period. They include:

- A proposals map, if the Local Plan would result in changes to the adopted proposals map.
- A Sustainability Appraisal report of the Local Plan (see paragraph 4.23)

iii This requirement was introduced by the Localism Act 2011

iv Section 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended by the National Treatment Agency (Abolition) and the Health and Social Care Act 2012 (Consequential, Transitional and Saving Provisions) Order 2013

How you can get involved in Local Plans 4

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- A consultation statement relating to comments made during the preparation stage. The statement will show who was invited to get involved and in what way, and a summary of the main issues raised and how these have been addressed in the Publication draft of the Local Plan.
- Supporting documents which we think are relevant. For example this could include key reports and studies which are part of the evidence base for the Local Plan.

4.11 We will let you know how you can make comments on the Publication draft Local Plan and Sustainability Appraisal report. Following the consultation period we will consider all of the comments received.

4.12 At the Publication consultation stage we will ~~try to use a monitoring form where possible to collect data on the race, gender, age, sexuality, religion, disability status and relationship status of respondents. These are the 'protected characteristics' for which the Equality Act 2010 offers protection against discrimination. Providing this information would be optional for respondents. If sufficient stakeholders provide this data it would carry out equalities monitoring~~ to help us to assess over the long term whether planning policy consultations are reaching a broad audience.

Submission and Examination

4.13 Following the Publication consultation the Local Plan will be examined by a Planning Inspector appointed by the Secretary of State. The Examination is a chance for an independent Inspector to test if the plan meets national policy and legal requirements. We will submit the plan, as well as any proposed changes which we consider appropriate in light of the comments made during the Publication consultation period, to the Secretary of State. Alongside the Local Plan we will submit the documents listed in paragraph 4.10 as well as all of the comments made by you and other stakeholders during the Publication consultation stage and a summary of the main issues that these raised.

4.14 Once we have submitted these documents they will be available to view in Central Library (with the exception of the full set of comments made during the Publication consultation stage and the supporting documents) and will be published on our website. We will also use other appropriate engagement methods including social media to ensure everyone is kept up to date with progress. Planning regulations let us decide which of the supporting documents it is practicable to make available. This is likely to depend on the scale of the additional documents, for example it may be practical to include only key evidence base documents.

4.15 We will notify stakeholders on the planning policy database that the Local Plan has been submitted to the Secretary of State and that the plan and accompanying documents are available for inspection.

4.16 The Inspector will check that the Local Plan has been prepared in accordance with legal requirements and assess whether the the plan is 'sound'. The tests of soundness are that the plan is:

4 How you can get involved in Local Plans

Manchester City Council | Statement of Community Involvement Nov 2017

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** - the plan should be the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence.
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

4.17 Anyone who has made comments on the Local Plan at the Publication stage will have the opportunity to attend an **Examination** hearing session, where they will be able to put their views forward verbally to the Inspector. At least six weeks before hearings are scheduled to begin we will let everyone who made comments at the Local Plan Publication stage know, and also publish information relating to the hearings on our website and in Central Library. **The examining Inspector will decide, in consultation with us, when the hearing sessions take place. If there is enough interest from participants who have expressed an interest to be heard in holding an evening hearing session, then the Inspector will give consideration to this.**

4.18 The Inspector may recommend changes to the Local Plan to make it sound and / or legally compliant. The changes are called 'main modifications' and we will consult on these and forward the responses to the Inspector for consideration. At the same time we may put forward our own 'additional modifications' to deal with more minor issues. There is no legal requirement to consult on the additional modifications but we will usually consult on these alongside the main modifications.

4.19 At the end of the examination the Inspector will issue a report to us. This will recommend that the Local Plan is either adopted (with main modifications if necessary) or, if it is unsound and this cannot be put right through modifications, withdrawn. We will publish the report on our website and put a hard copy in Central Library and notify you if you have requested to be informed of this (in practice this is likely to mean we will get in touch with everyone on the planning policy database).

Adoption

4.20 We will then formally adopt the Local Plan. Once adopted we will send out notifications on social media, publish on our website, make a hard copy available of the following documents:

- The Local Plan
- Its adoption statement
- The Sustainability Appraisal report

The adoption statement will be sent to anyone who has asked to be notified of this and to the Secretary of State.

How you can get involved in Local Plans 4

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4.21 If you wish to challenge the validity of the Local Plan you have the opportunity to apply to the High Court to quash the plan. This is a legal process and can only be done for certain reasons ^(v). This has to be done within 6 weeks from the date when the Local Plan was adopted.

Monitoring and revision

4.22 The implementation of Local Plan objectives will be monitored through an Authority Monitoring Report which we produce each year. This is published on our website.

Sustainability Appraisal and Equality Impact Assessment

4.23 As a council we have to consider the significant environmental, economic and social impacts of policies within any Local Plan that we prepare. We do this through a Sustainability Appraisal. The Sustainability Appraisal process will incorporate a Strategic Environmental Assessment and must meet legal requirements ^(vi).

4.24 Sustainability Appraisal will be undertaken alongside preparation of the Local Plan, culminating in the submission of a report, alongside the submitted Local Plan, to the Secretary of State. ~~The first stage of the Sustainability Appraisal is known as the scoping stage and involves collecting baseline information on the current environmental, economic and social characteristics of the area likely to be affected by the Local Plan, reviewing plans, policies and programmes relevant to the Local Plan to identify the main sustainability issues, and from this developing a framework for appraising the Local Plan. During the initial preparation stage for the Local Plan the scope and level of information to be included in the Sustainability Appraisal report will be determined and w~~We are required to consult Historic England (formerly English Heritage), Natural England and the Environment Agency, ~~to enable them to comment on the appraisal framework that has been developed to ensure that they are content with it.~~ Depending on the scope of the Local Plan, and therefore its Sustainability Appraisal, ~~in practice~~ we will often involve additional stakeholders in this as necessary. ~~Baseline information on the current environmental, economic and social characteristics of the area likely to be affected by the Local Plan will also be collected at this stage, to enable potential effects of the implementation of plan policies to be assessed.~~

4.25 As draft Local Plan policies emerge these will be ~~assessed~~ appraised to identify significant effects ~~of policy options - both positive and negative - , and to consider the potential for enhancing positive effects or removing / mitigating adverse effects~~will be considered. Through this process

v This must be either because you feel that the procedural requirements for making a Local Plan have not been complied with, or because you feel that the document "is not within the appropriate power" i.e. not within the remit of Part 2 of the Planning & Compulsory Purchase Act 2004.

vi Strategic Environmental Assessment is required by the Environmental Assessment of Plans and Programmes Regulations 2004 and considers the environmental impacts of plans at their formation stage. Sustainability Appraisal is required by section 19(5) of the Planning and Compulsory Purchase Act 2004 and takes in a broader scope of impacts, looking at the economy and local communities / wider society as well as the environment.

4 How you can get involved in Local Plans

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~~the This will help us to refine the~~ proposals in the Local Plan **will be refined in an open and objective way**. At the Local Plan Publication stage we will **also** consult on the **accompanying** Sustainability Appraisal report for **at least** six weeks.

4.26 The Equality Act 2010 offers protection from discrimination, harassment and victimisation on the grounds of a range of people's characteristics. We will carry out an Equality Impact Assessment of ~~each~~**the** Local Plan to determine whether policies could **detrimentally** impact upon any of these 'protected characteristics'. ~~This may be undertaken alongside the Sustainability Appraisal. set out in paragraph 4.12. We will engage with groups representing the protected characteristics to help us to do this.~~

Summary of key Local Plan consultation stages

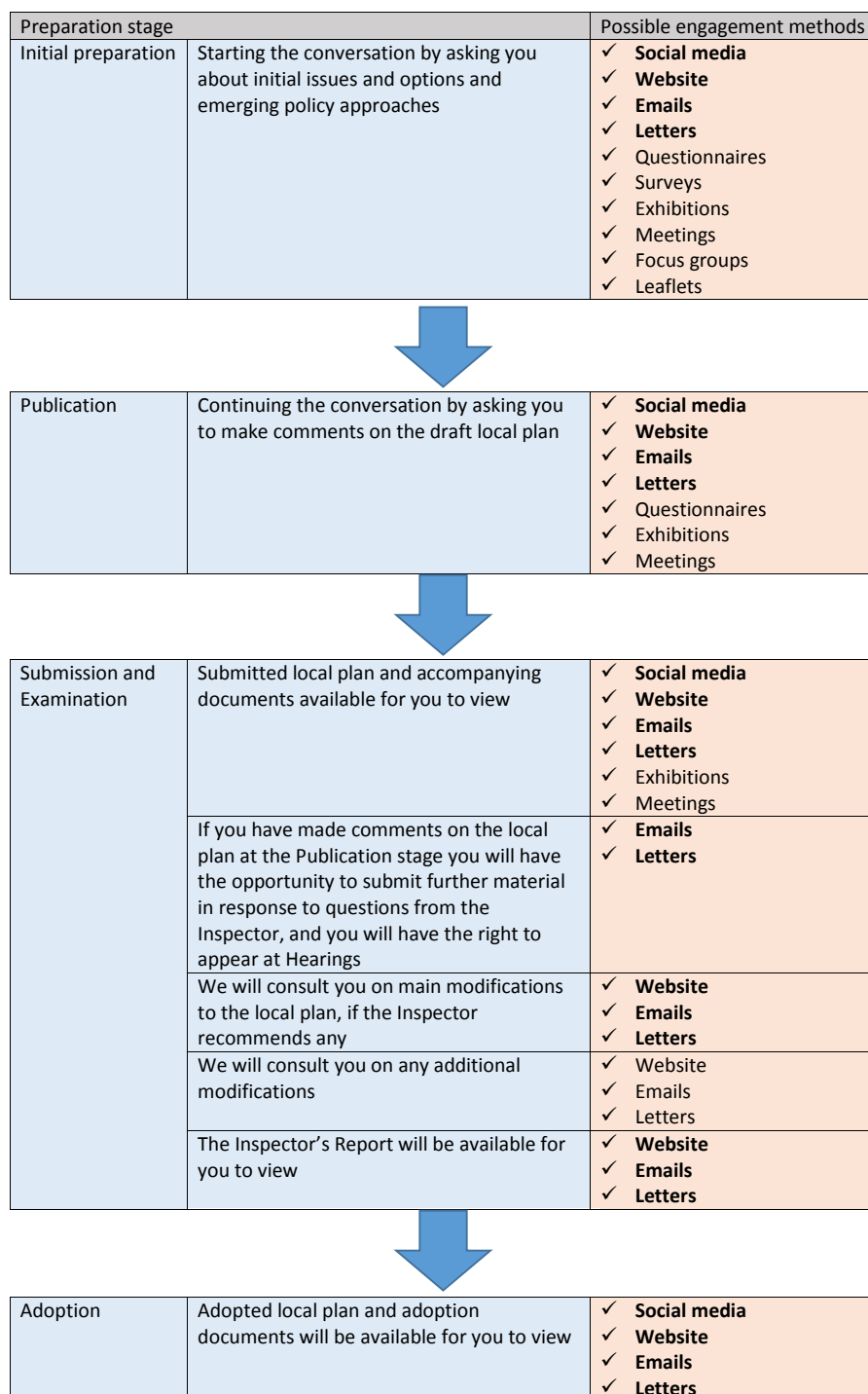
4.27 The diagram below summarises the stages where you will have the opportunity to be involved in Local Plan preparation. The potential ~~consultation~~**engagement** methods which could be used at each stage relate to those set out in Section 2. **Those in bold will always be used, whereas the others are desirable but their use** ~~The decision on the use of individual methods~~ will depend on the scope of the document being consulted on **and the resources available for consultation.**

[Picture has been amended to show consultation methods we will always use in bold and to make fonts clearer]

How you can get involved in Local Plans 4

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Picture 4.1 Local Plan consultation stages



4 How you can get involved in Local Plans

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Key messages

- There will be plenty of opportunities for you to give us your views throughout Local Plan preparation, so that you can help to shape policies to address the issues that matter to you
- **We will respond to comments you make during the consultation stages to let you know how they have informed the Local Plan**
- Local Plan policies also need to be informed by the reports and studies which will be part of the evidence base
- If you have made comments on a Local Plan at Publication stage then you will be able to attend a hearing later on and give your views to the Planning Inspector, if you choose to

How you can get involved in Supplementary Planning Documents 5

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5 How you can get involved in Supplementary Planning Documents

5.1 We produce Supplementary Planning Documents when necessary to provide more detailed guidance on particular issues, building on from the policies in a Local Plan. As they are not Local Plans themselves they are not subject to independent examination, ~~therefore the preparation process is faster~~ but there are still two separate consultation stages.

Initial preparation stage

5.2 We will use a range of engagement methods to involve you at this early stage, depending on the the scope of the Supplementary Planning Document (SPD) being prepared. For example consultation on a SPD covering a limited geographic area could include workshops and meetings for people in that area; for a SPD covering a larger area but focused on a specific topic it could be more appropriate to consult groups with a specific interest in that issue.

5.3 We will summarise the issues which you have raised at this stage and will then set out how these have been addressed in the draft SPD.

Formal consultation stage

5.4 The formal consultation period for a SPD lasts for at least 4 weeks ~~but in practice this will often be for longer~~. During this time we will make copies of the draft SPD and the summary of comments referred to in paragraph 5.3 available at Central Library and on our website and will provide details of how people can comment on the SPD. We will notify stakeholders on the Planning Policy database and the Duty to Co-operate bodies (see paragraph 4.8) providing them with details of the consultation, ~~and will ask the Council's neighbourhood officers to circulate information about the consultation to groups in their areas~~. We will advertise the consultation ~~on the Manchester voluntary and community sector support organisation's website~~ (www.macc.org.uk). We will also use other appropriate engagement methods including social media to ensure everyone is kept up to date with progress.

5.5 Following the formal consultation period we will consider comments received during that period and will make modifications to the SPD if necessary.

Adoption

5.6 We will then formally adopt the SPD. Once adopted, we will send out notifications on social media, publish the SPD on our website and make a hard copy available of the following documents:

- The Supplementary Planning Document
- Its adoption statement

The adoption statement will be sent to people who have asked to be notified of this.

5 How you can get involved in Supplementary Planning Documents

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5.7 You have the right to apply to the High Court for permission to apply for judicial review of our decision to adopt a SPD. Any application to the High Court must be made within three months of the date when we adopt the SPD.

Sustainability Appraisal and Equality Impact Assessment

5.8 SPDs do not need to undergo Sustainability Appraisal, however in exceptional circumstances, where a SPD is likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan it may require a Strategic Environmental Assessment. We'll consult Natural England, Historic England (formerly English Heritage) and the Environment Agency before making a decision on whether or not the SPD is likely to have significant environmental effects.

5.9 As SPDs are based on policies in adopted Local Plans they are unlikely to require a EQIA in their own right, as the policies which they are based upon will already have been assessed during the Local Plan preparation process.

Summary of key Supplementary Planning Document consultation stages

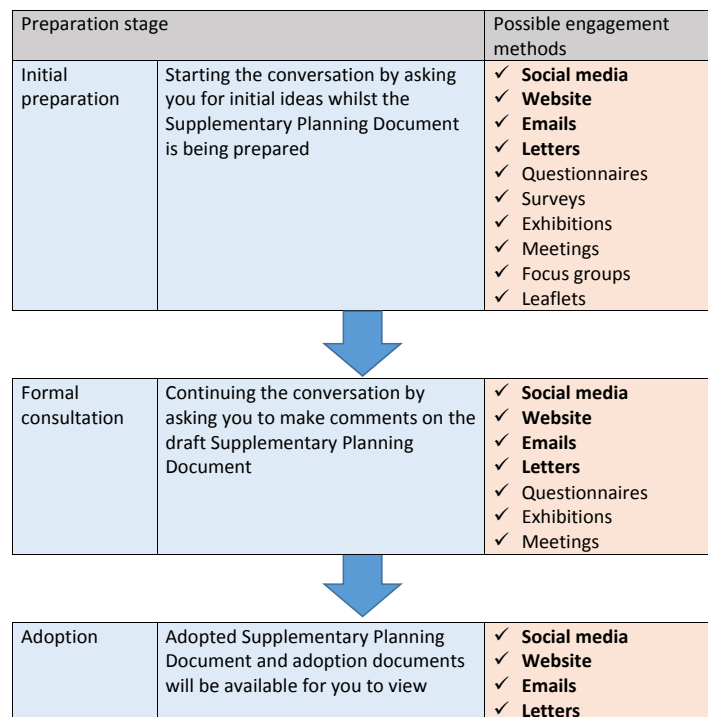
5.10 The diagram below summarises the stages where you will have the opportunity to be involved in SPD preparation. The potential **consultation engagement** methods which could be used at each stage relate to those set out in Section 2. **Those in bold will always be used, whereas the others are desirable but their use** ~~The decision on the use of individual methods~~ will depend on the scope of the document being consulted on **and the resources available for consultation.**

[Picture has been amended to show consultation methods we will always use in bold and to make fonts clearer]

How you can get involved in Supplementary Planning Documents 5

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Picture 5.1 Supplementary Planning Document consultation stages



Key messages

- **A faster preparation process than for Local Plans, but **there are still two consultation stages** and your input is still vital**
- **Potentially engagement would be more specifically targeted to reach out to particular interest groups depending on the SPD subject matter**

6 How you can get involved in Joint Local Development Documents

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6 How you can get involved in Joint Local Development Documents

6.1 In addition to the Local Development Documents which we prepare, there may be times when we'll need to produce a Local Development Document (LDD) in partnership with another local authority. This may be because the LDD will address issues which cross local authority boundaries and are common to more than one authority, and may arise out of the Duty to Co-operate requirement.

6.2 Greater Manchester has a long history of collaboration through the Association of Greater Manchester Authorities (AGMA) following the abolition of the Greater Manchester Council in 1986. In planning terms this included establishing small teams distinct from individual districts, in order to retain expertise for specific countywide planning matters, such as Minerals and Waste. To date, two Greater Manchester LDDs have been prepared: the Greater Manchester Joint Waste Development Plan Document and the Greater Manchester Joint Minerals Development Plan Document (see Section 3). Both are Local Plans. These two documents were prepared by Greater Manchester Minerals and Waste Planning Unit (MWPU), supported by officers from the ten Greater Manchester authorities, under the direction of specifically established Waste / Minerals Planning Committees composed of elected members from each of the ten authorities. Consultation on the two documents was carried out by the MWPU, in line with the ten districts' Statements of Community Involvement. The respective drafts of the two LDDs were approved by us at the relevant stages and we adopted the finalised documents after they had been through the Examination process.

6.3 Any future joint LDDs would be likely to be produced in a similar way, by a dedicated team, but with the finalised LDD being adopted by each participating Council. Consultation on joint LDDs would need to meet legal requirements and be carried out in line with the SCIs of the districts involved. Therefore consultation on any Joint Local Plans would have to have regard to Section 4 of our SCI, and consultation on any Joint Supplementary Planning Documents to Section 5, and you will therefore have the same opportunities to get involved as you would for Manchester-prepared documents.

6.4 The ten Greater Manchester authorities are currently (~~May~~November 2017) working on the production of a joint Greater Manchester Spatial Framework (GMSF), which is being ~~produced prepared by the Association of Greater Manchester Authorities (AGMA) on the ten authorities as a joint plan behalf~~. The GMSF will provide the overarching framework to strategically manage sustainable growth and development across the conurbation over the next twenty years or so. Principally, the GMSF will identify the housing numbers and employment floorspace needs and associated infrastructure requirements, as well as identifying the key broad opportunity areas where this growth should be focused. ~~Information on the preparation process for the GMSF to date is at~~

~~https://www.greatermanchester-ca.gov.uk/info/20018/greater_manchester_spatial_framework~~.

~~Consultation on the GMSF is carried out by AGMA on a joint basis in conjunction with the districts;~~ and is in line with the Town and Country Planning (Local Planning) (England) Regulations 2012 and with the ten districts' Statements of Community Involvement.

How you can get involved in Joint Local Development Documents 6

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Key messages

- **We have a track record of joint working with the other Greater Manchester authorities**
- **You will have the opportunity to get involved in Local Development Documents which cover a wider location than just the Manchester area**
- **The engagement process for joint Local Development Documents is likely to be led by a dedicated team rather than directly by us**

7 How you can get involved in Planning Frameworks

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7 How you can get involved in Planning Frameworks

7.1 The council has successfully developed non-statutory planning frameworks to guide development in areas with potential for considerable change. Planning Frameworks can take the form of Strategic Regeneration Frameworks, masterplans or other development frameworks.

7.2 These documents are fully in line with Manchester's Local Plan and the National Planning Policy Framework. However, they can provide extra detail that supports the delivery of high quality development through an efficient planning process.

7.3 Although non-statutory, Planning Frameworks are ultimately adopted through the council's Executive as a material consideration for planning purposes. Consultation on Planning Frameworks is also approved by the Executive, and they are amended as appropriate following consultation. Once adopted, the frameworks are considered in subsequent planning decisions, including planning applications and compulsory purchase activity.

Consultation

7.4 Consultation on ~~the~~ draft Planning Framework will **always** last **for** at least 4 weeks and will generally be for a **minimum of six weeks-period**. During this time we will make copies of the Planning Framework available on the council website and at the Central Library or the library nearest to the area concerned. We will provide details on how people can make comments.

7.5 We will contact local ~~people residents within and close to the Planning Framework area,~~ **landowners**, businesses and other stakeholders (where relevant) directly to inform them of the consultation. This will include any local community groups of which we are aware. **Councillors will be made aware of the consultation so that they can notify their constituents and we also notify the neighbourhood teams.** We will also directly contact relevant statutory consultees. We will use social media **where appropriate** to advertise the consultation more widely.

7.6 **In addition to the consultation process managed by the Council, developers and land owners will often carry out additional community engagement which the Council will help to facilitate. This is likely to involve exhibitions and public meetings, including developer/architect attendance at local forums to talk about the proposals.**

7.7 Following consultation we will consider any comments received and make modifications to the Planning Framework as appropriate.

Feedback on comments and Adoption

7.8 **Once the Planning Framework has been amended as necessary, we will formally adopt ~~it~~ the Planning Framework through the council Executive. The Executive report will summarise the comments received during the consultation process and will respond to these. Where comments have resulted in a change to the planning framework this will be referenced in the committee report, and where it has not been appropriate to take on board suggestions made**

How you can get involved in Planning Frameworks 7

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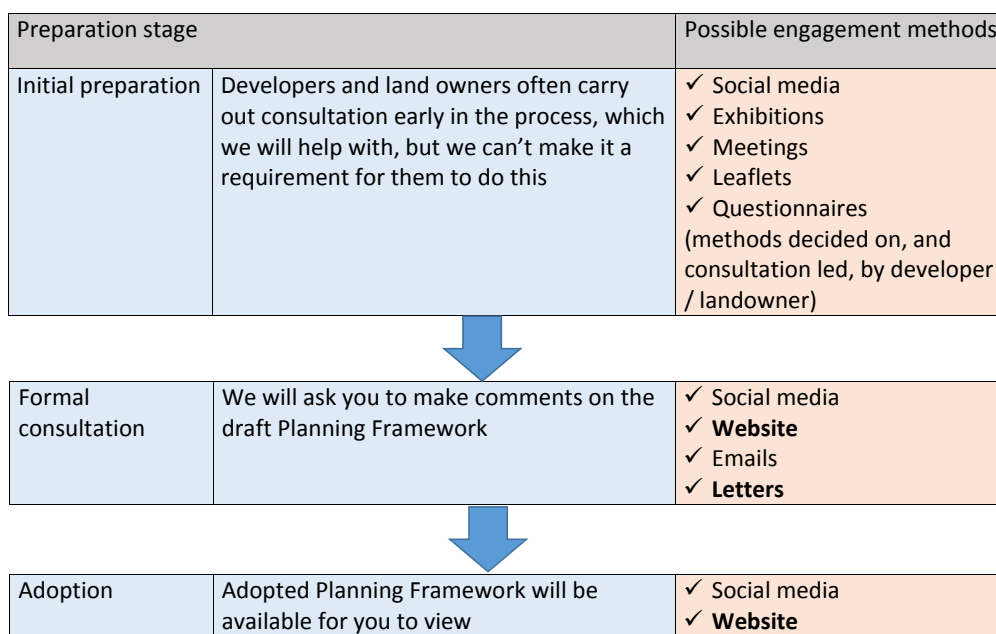
by the public the reasons for this will be given in the report. When ~~wethe~~ the planning framework has been adopted~~have done so~~, we will publish it on the council website and notify people through social media.

Summary of key Planning Framework consultation stages

7.9 The diagram below summarises the stages where you will have the opportunity to be involved in Planning Framework preparation. The consultation methods shown in bold will always be used, whereas the others are desirable but their use will depend on the scope of the document being consulted on and on input from developers / landowners.

[Picture has been amended to add an initial preparation stage, to show consultation methods we will always use in bold and to make fonts clearer]

Picture 7.1 Planning Framework consultation stages



7 How you can get involved in Planning Frameworks

Manchester City Council | Statement of Community Involvement Nov 2017

Key Messages

- Planning Frameworks guide development in areas with potential for considerable change and can provide extra detail that supports the delivery of high quality development through an efficient planning process.
- We aim to offer opportunities to all to engage in the development of Planning Frameworks particularly those who are affected by their proposals.
- **Representations received will be considered and will be taken into account in the preparation of the final Framework.**

How you can get involved in Neighbourhood Planning 8

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8 How you can get involved in Neighbourhood Planning

8.1 Neighbourhood planning gives you the opportunity to produce your own **Neighbourhood Plans** for your local area, which, once adopted, will be part of the development plan and have the same status as Local Plans produced by us. You can also produce a **Neighbourhood Development Order** which will grant planning permission for developments that you'd like to see in your area, so that people do not need to submit a planning application to us for this type of development. A community group wishing to prepare a Neighbourhood Plan or a Neighbourhood Development Order needs to be designated as a Neighbourhood Forum by us, for a defined area which we designate as a Neighbourhood Area. The exceptions to this are firstly where there is a Parish Council in the area concerned - if this is the case they will take the lead on neighbourhood planning; secondly if a community organisation only wishes to prepare a 'Community Right to Build Order' (a type of Neighbourhood Development Order) then they can do this without needing to be designated as Neighbourhood Forum.

8.2 Full details for how you can initiate neighbourhood planning processes in your area are on our website at http://www.manchester.gov.uk/info/200074/planning/6101/neighbourhood_planning. In addition we have adopted a Framework for Neighbourhood Planning which sets out how we will consider applications for designation of Neighbourhood Areas – you can read this at <http://www.manchester.gov.uk/meetings/meeting/2620/executive>. The Framework for Neighbourhood Planning states that the Council will support Neighbourhood Plans:

- where they complement wider Council policies and programmes for the regeneration of the City and its neighbourhoods;
- in areas that can reasonably be represented by Neighbourhood Forums in terms of population and strategic significance and
- as a means of delivering the aims of the Our Manchester Strategy and those of the applying relevant body.

Our responsibilities to ensure that Neighbourhood Planning is a fair process for all residents

8.3 We need to ensure that everyone who will be affected by Neighbourhood Plans or Development Orders gets the chance to get involved in their preparation, even if they do not wish to be a member of the Neighbourhood Forum. Therefore we will engage you throughout the process as set out below. In addition to the engagement carried out by us, the Neighbourhood Forum (or Parish Council if there is one) must ask local residents for their views whilst preparing the Neighbourhood Plan or Neighbourhood Development Order.

8 How you can get involved in Neighbourhood Planning

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Applying to become a Neighbourhood Forum, and for designation of a Neighbourhood Area

8.4 When we receive an application from a community group to become a Neighbourhood Forum, or for designation of a Neighbourhood Area, we need to find out if you think that the community organisation applying would be suitable to take the lead on this process and whether the area proposed is a suitable area for neighbourhood planning purposes. We will consult for six weeks, publishing the applications online and notifying people on our planning policy database (see paragraph 2.3). When an area or forum is designated we will let you know.

Submission and Examination

8.5 Once a Neighbourhood Plan or Neighbourhood Development Order has been drafted, the Neighbourhood Forum (or Parish Council) will submit it to us. We will consult on the Plan or Order for **a minimum of** six weeks, publishing this on our website and notifying people on our database and people or organisations that the Neighbourhood Forum has told us have made comments on the Plan or Order whilst it was being prepared. For some types of Neighbourhood Development Order we will also put a notice in the Manchester Evening News and put up site notices.

8.6 Following this consultation period we will decide whether to approve the Plan / Order and submit it for Examination, or whether to refuse it. If going ahead to Examination we will appoint an Independent Examiner and they will report on the Plan / Order. If the Examiner approves the Plan or Order (as submitted, or with modifications) and we agree with this then a referendum will be held to allow everyone in the area affected to say whether or not it should come into force.

Support that we will provide to you if you are working on Neighbourhood Planning

8.7 Neighbourhood planning is very much led by you, but we will give us much support as we can to help you with this. The type of support that we might be able to offer could include:

- Providing advice on the legal requirements relating to Neighbourhood Planning.
- Checking neighbourhood area and forum applications, and Neighbourhood Plans and Development Orders before these are formally submitted.
- Setting out the relevant Local Plan policies which a Neighbourhood Plan would have to comply with, and sharing the evidence base which underpins these.
- Providing materials such as large scale maps, and printing documents and posters.
- **Providing advice and guidance on involving a range of different groups in Neighbourhood Planning processes, including encouraging input from disabled people's groups, making consultation events accessible and using a broad range of engagement methods.**

In addition, Planning Aid offers support to groups working on Neighbourhood Planning - please see <http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

How you can get involved in Neighbourhood Planning 8

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Summary of key Neighbourhood Planning consultation stages

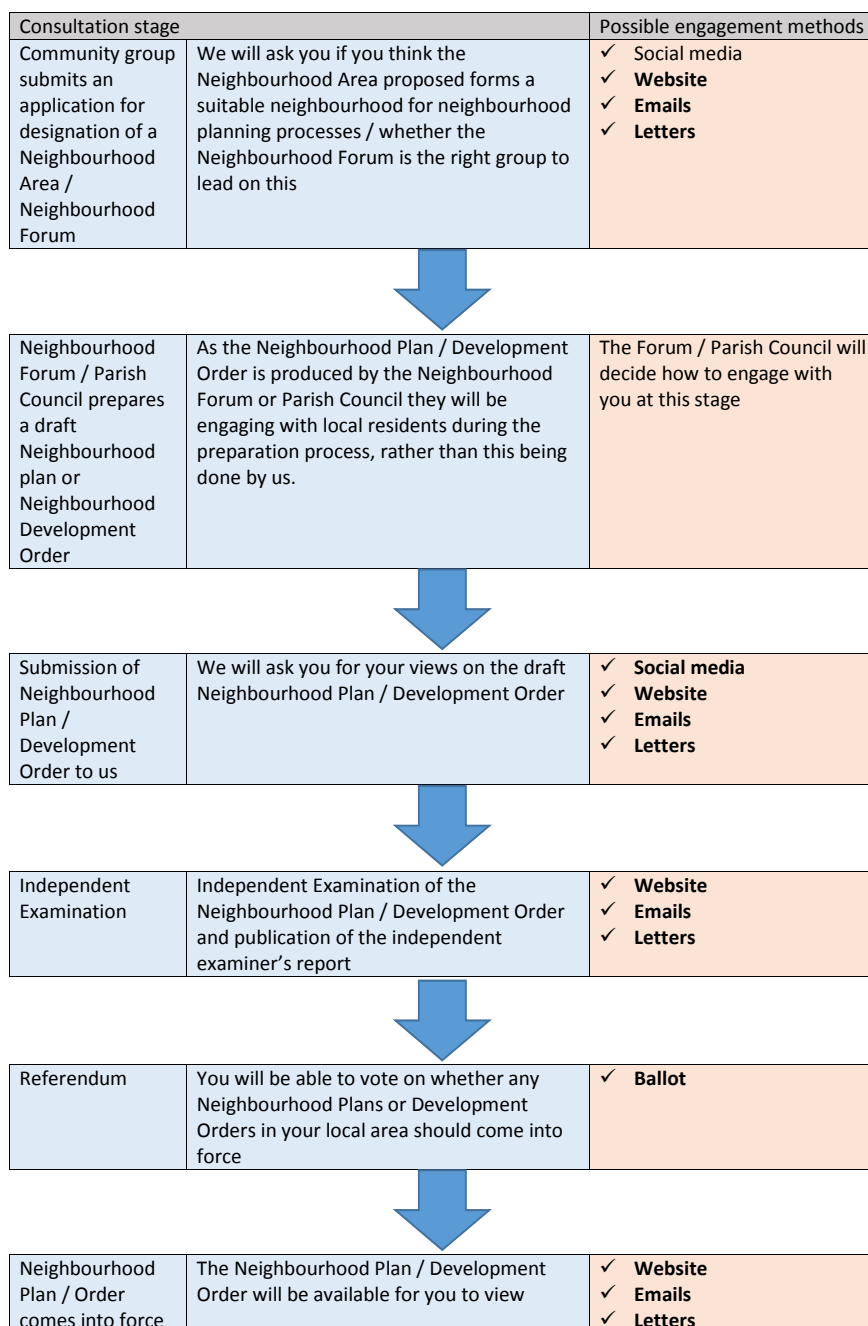
8.8 The diagram below summarises the stages where you will have the opportunity to be involved in Neighbourhood Planning processes. The consultation methods in bold will always be used, whereas the others are desirable but their use will depend on the scope of the document being consulted on and the resources available for consultation.

[Picture has been amended to show consultation methods we will always use in bold and to make fonts clearer]

8 How you can get involved in Neighbourhood Planning

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Picture 8.1 Neighbourhood Planning consultation stages



How you can get involved in Neighbourhood Planning 8

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Key messages

- The Council will support Neighbourhood planning as a way of delivering the wider objectives of the City
- Neighbourhood planning is a much more hands on approach to getting involved in planning processes - you will be leading the process
- The Council's role is more limited in terms of consulting on Neighbourhood Plans or Neighbourhood Development Orders than it is for Local Plans, but we will support you through the process of producing these documents and involving the wider community in their preparation
- If a community group is preparing a Neighbourhood Plan or a Neighbourhood Development Order and you do not want to work directly on it you can still get involved by giving your views through consultations and when it is submitted
- Ultimately you will be able to have your say when a referendum is held to ask whether a Neighbourhood Plan or Neighbourhood Development Order in your area should come into force

9 How you can comment on Planning Applications

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9 How you can comment on Planning Applications

9.1 We receive close to 3,500 planning applications each year. These include **major applications** for residential, office, light industry, heavy industry, storage, warehousing, servicing and retail development which are over the thresholds set out below; **minor applications** for all of these categories of development which fall below the thresholds; and **other types of application** comprising householder applications (e.g. house extensions), applications for advertising signs, Listed Building consent, ~~Conservation Area Consent~~, changes of use and applications for prior approval (all of which fall below the major application thresholds).

9.2 Major applications are defined in the Town & Country Planning (Development Management Procedure) (England) Order 2015, and are for the following types of development:

- Winning and working of minerals
- Waste development
- Residential development for more than 10 units or on a site greater than 0.5 hectares if the number of units proposed is not known
- Provision of building(s) with floorspace greater than 1,000 sq m
- Development which has a site area greater than 1 hectare.

9.3 Of the 3,500 applications approximately 20% are householder applications. Approximately 6-10% are major applications and the remainder are more minor applications and the other types of non-major application excluding householder.

9.4 Once a planning application is submitted, we use the advertisement and consultation methods set out in Table 9.1 and contact statutory consultees as set out in the Town & Country Planning (Development Management Procedure) (England) Order 2015, as required depending on the type of application. The list of consultees for different types of application is set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) Order 2015 which can be viewed at ~~www.opsi.gov.uk~~: www.legislation.gov.uk.

9.5 Site notices, letters to neighbours and advertisements in the Manchester Evening News state that plans can be viewed on our website (www.manchester.gov.uk/planning/publicaccess), and give the deadline for comments. ~~Site notices include a QR code which can be scanned to link straight to the application online.~~ Comments can be made ~~by email to planning@manchester.gov.uk, in writing or~~ online via the website, ~~by email to planning@manchester.gov.uk or in writing.~~ Members of the public can come into the town hall to talk to a planning officer about a planning application by appointment, please contact the case officer (~~listed under the 'further information' tab on Public Access via the weblink above~~). Comments received on planning applications will not normally be acknowledged by us.

9.6 Applications which we are currently considering can be viewed on our website. 'Public Access' is an online service that allows people to monitor the progress of an application, view documents related to an application, submit comments, search a constantly updated list of applications received and decided each week, view details of many historic applications and view property details by reference to a map. If an appeal has been lodged then these details

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will also be available. You can use Public Access at www.manchester.gov.uk/planning/publicaccess <http://www.manchester.gov.uk/info/200074/planning/5865/planning/4>. You can also register to receive email notifications about new applications which meet criteria of your choice, for example of a specific type or within a defined geographical area - details are in the Use Guide available via the weblink above. Comments made by interested parties are not made public until after the application is determined (for applications determined under delegated powers), or five working days before Planning & Highways Committee (for applications where the decision is made at committee).

Table 9.1 Advertisement and Consultation Methods

Method	Small applications	Major applications*	Applications requiring #	Listed Building Consent	Conservation Area Consent
Site notice advertising application	in some circumstances ^(vii)	yes	yes	yes	yes
Neighbour notification letter ^(viii)	yes	yes	yes	where required	yes
Advertisement in the MEN		yes	yes	yes	yes
Online comments made on Council's website	yes	yes	yes	yes	yes

= applications that require an Environmental Impact Assessment, or are a departure from the development plan or would affect a right of way. * Major applications are defined [above in paragraph 9.2](#)

- vii where this is necessary in place of neighbour notification, for example because the application is central within a site and located away from adjacent residents
- viii When there are no neighbours adjacent to the application site then a site notice may be used instead, and in the case of large multi-occupied buildings a notice at the entrance may be used rather than individual letters

9 How you can comment on Planning Applications

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Development proposals requiring more in-depth consultation.

9.7 For significant development proposals, for example those in the categories below, we will encourage developers to consult with the community before they submit a planning application:

- Development proposals that will require major developer contributions (through section 106 agreements) in order for permission to be granted, where the contributions will be beneficial to the community.
- Development on playing fields owned by the local authority or used by educational institutions.
- Development on a greenfield site for more than 150 dwellings.

9.8 The decision on whether a proposal will need more in-depth consultation will be based on its nature or scale and will be made by our planning officers, liaising with councillors, regeneration teams, ward co-ordinators and local community groups where appropriate. **Developers should be mindful that the Council will need to satisfy its public sector equality duty when making planning decisions, so As** as well as consulting with the public, we will encourage developers to consult with **various parties, which could include equalities groups, as well as with** specific infrastructure and service providers **so that they who** can advise developers on any need for increased provision of services etc. **This will be done on a case by case basis depending on the nature of the application.**

9.9 Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted. Negotiations on s106 agreements will be between the developer, planning officers and relevant council services and in consultation with councillors, and comments from consultees will be taken into account when negotiations take place.

9.10 The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- **Letters sent to residents and businesses** in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views
- **Public exhibition** in an **accessible** location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments.
- A **website** set up by the developer
- **Leaflets distributed to nearby streets and placed in facilities** near the proposed developments which have a tear off slip for comments
- **Social media** used by the developer to advertise the development and associated consultation events.

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9.11 Pre-application discussions with the Council could also help to determine the scope of consultation needed, for example how large an area should be leafleted. Our officers can advise developers of local groups who have been involved in pre-application consultation before. We can also give advice on how to make events as accessible as possible and suggestions for advertising the event etc.

9.12 When the developer submits a planning application following the consultation, they are expected to accompany it with a record of the consultation that took place. Copies of responses will be requested and required for the planning submission, so that it can be seen how the developer incorporated people's comments into their final proposal and for us to consider. Our officers would not attend developer's consultation events except in exceptional circumstances to give information about the planning process rather than give any views on the proposal.

9.13 We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the developer having to amend their application to address the objections which could delay the decision making process. If a developer makes significant amendments to their application it is likely that those initially notified and people who have commented will be informed. Comments made on planning applications must relate to planning issues.

What happens to people's comments?

9.14 Delegated powers are used to determine the majority of applications in Manchester. Comments of a planning nature received from the public on planning applications are taken account of when making a decision to grant or refuse permission, as well as looking at development plan policies, national and regional guidance and other material considerations. People who have made **objections-comments** can track the progress of an application using the Public Access system.

9.15 The Planning & Highways Committee makes decisions on the remaining small number of applications. The meetings are held in public and whilst the public do not have a right to speak, the Committee Chair will usually allow a representative for the applicant and one objector / supporter to address them. We have one Area Committee, for Wythenshawe, which can determine planning applications in line with the planning officer's recommendation. Where the the Wythenshawe Area Committee wishes to do otherwise an application will be deferred to the Planning & Highways Committee. The Area Committee cannot determine applications of more than local significance / interest but may be consulted on a proposal.

9.16 The decision to grant or refuse planning permission will primarily be based on policies in Local Development Documents, extant Unitary Development Plan policies whilst these remain 'saved' and national policy, as well as taking into account comments from the public where they relate to planning issues (**see Picture 1.2**).

9 How you can comment on Planning Applications

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Implementation stage

9.17 Once development has started on a site you can tell us about any problems that are being caused, or planning conditions that are not being complied with. If there are concerns the planning team will contact the developer.

Reporting Back

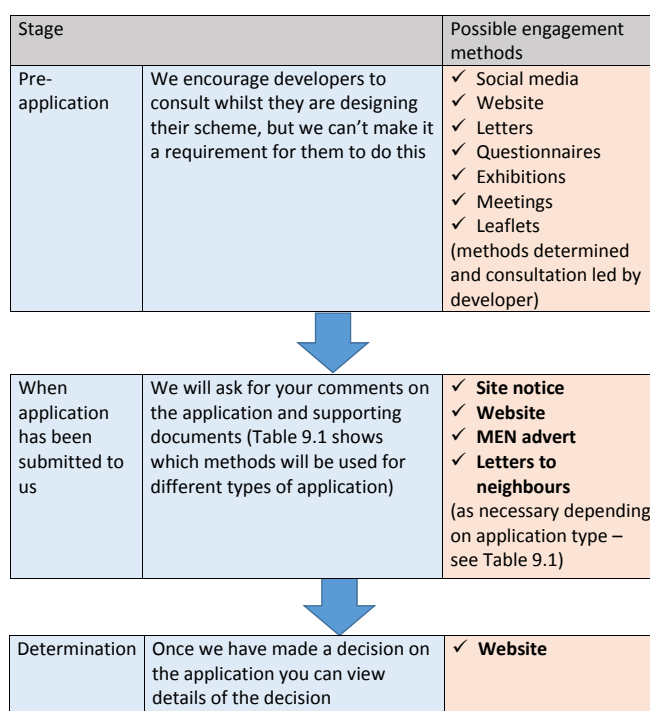
9.18 Decisions on planning applications are published on our website via the Public Access system. People who have made comments on an application can track the progress of an application using Public Access (see paragraph 9.6).

Summary of key development proposal consultation stages

9.19 The following diagram summarises the stages when you can have your say on development proposals and planning applications. The engagement methods shown in bold will always be used (dependent on the application type) whereas the other methods are desirable but their use will depend on the scope of the development proposal, and on developer input.

[New diagram]

Picture 9.2 Key planning application consultation stages



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Key messages

- Your involvement may affect how or whether proposed developments **goes go** ahead
- We will contact you directly to ask for your views on planning applications which are very close to your house
- Major planning applications will be advertised in the Manchester Evening News and by a site notice as well as notifications going to neighbours
- All applications can be viewed and commented on online
- Developers might ask you for your views on their proposals before they submit an application to us
- If you've made comments on a planning application you can track its progress online
- **Representations received will be considered and will be summarised in the officer's report when making decisions on applications**

10 Getting help from Planning Aid

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10 Getting help from Planning Aid

10.1 Planning Aid provides free and independent professional planning advice to community groups and individuals who cannot afford to pay professional fees. Support can include advice on getting involved in the development of planning policies and **preparing Neighbourhood Plans or Neighbourhood Development Orders, as well as advice** on making comments on planning applications and development proposals. Please contact Planning Aid England at advice@planningaid.rtpi.org.uk

10.2 Further information is available on Planning Aid's web page www.rtpi.org.uk/planning-aid

Appendix B – Schedule of comments made on the draft SCI and the Council’s proposed response to them

Consultation 7th August – 2nd October 2017

Respondent	Comment ID	Document ref (whole doc / chapter / paragraph no. etc)	Comment	Summary	Council’s response
Network Rail	1	Statement of Community Involvement 2017	<p>Thank you for the opportunity to provide feedback to the proposed policy. Network Rail owns, maintains, renews and enhances the railway infrastructure in England, Wales and Scotland. Network Rail would comment as follows:</p> <p>I am sure you are aware that Network Rail is a statutory consultee for:</p> <p>(a) Any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and</p> <p>(b) For any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order); in addition you are required to consult the Office of Rail and Road (ORR).</p> <p>All planning applications and policy consultations should be flagged up to the Network Rail Town</p>	<p>MCC summary: Would like to be consulted on specific planning applications as set out in the response and has provided an address for planning app and policy consultations. Requested deletion of other Network Rail addresses on our database.</p>	<p>Comments noted. Planning policy consultations will be sent to the address provided, contact details passed on to Development Management. Alternative Network Rail contacts at other addresses on the council's planning policy database have been deleted.</p>

				<p>Planning Team London North Western Route at the following address only (please delete all other addresses):</p> <p>Town Planning Team LNW Network Rail 1st Floor Square One 4 Travis Street Manchester M1 2NY Email: TownPlanningLNW@networkrail.co.uk</p>		
Trafford resident	5	Statement of Community Involvement 2017		<p>The very fact that this online consultation platform hasn't been used for a year speaks volumes about the lack of meaningful public consultation processes that take place.</p>	Annual Opportunity to Comment	<p>This online consultation platform is used for planning policy specific consultations only. We carry out policy consultations when we are reviewing existing policy documents or producing new ones. We do not review local development documents on an annual basis, as their policies are intended to remain relevant for the long term. The Local Plan, for example looks forward across a ten to fifteen year period. Whilst review work and consultation begins a long way in advance of policies coming into force, we do not undertake reviews and therefore consultations on a yearly basis as standard. However whilst we are in the process of preparing a specific document we will often consult more than once within a year.</p> <p>The Council's Local Development Scheme sets out the timetable for producing Local Development Documents, it can be downloaded from http://www.manchester.gov.uk/info/200074/planning/1804/local_development_scheme_2017_-2019</p> <p>There are many other public consultations which take place on planning frameworks and non-planning specific issues which do not use this platform, but are</p>

					available through http://www.manchester.gov.uk/consultations
Salford resident	21	Statement of Community Involvement 2017	There can be no real change in manchester until the wrongs of the past have been put right. In the case homelessness there was no policy and only recently any policy has taken shape. That lack of policy and the gatekeeping function led to people dying or suffering harm. Until the council has put right the wrongs of the past there can be no real change. While the dovument is a good starting point - there is considerable lack of trust and the local authority needs to repair that lavk of trust and reach out to those so badly affected by the local authority.		The Council is taking a new approach to engagement across all services. The Our Manchester approach aims to listen and engage with people about what matters to them, their area and their services; and to focus on what can be achieved rather than what can't. It is hoped that over time as communities become more involved in decision making in the city this will help to build trust in the Council.
Natural England	57	Statement of Community Involvement 2017	<p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals.</p> <p>We now ask that all planning consultations are sent electronically to the central hub for our planning and development advisory service at the following address: consultations@naturalengland.org.uk. This system enables us to deliver the most efficient and effective service to our customers.</p>		Support welcomed. Planning policy consultations are sent to the email address provided.

<p>Manchester Airport</p>	<p>58</p>	<p>Statement of Community Involvement 2017</p>	<p>We are supportive of the general approach to consultation set out in the document and of the intention to encourage greater community involvement in the planning process. However, we would request that Manchester Airport is listed as a specific consultation body within any future Appendices or documentation relating to consultees.</p> <p>Manchester Airport is the largest airport outside of the South East and the UK's third busiest airport, handling around 27 million passengers in 2016. The Airport serves more than 225 destinations worldwide and enjoys significant cargo operations. As the primary international gateway for the North, Manchester Airport provides crucial links with overseas markets and is recognised as a key driver of the North West Economy. The Airport employs 22,000 people on site, with a further 45,000 jobs in the wider region. The Airport generates an estimated £925 million of GVA for the North West region.</p> <p>Manchester City Council is without doubt well placed to both assist and benefit from the Airport's role as a major transport and economic hub. It is therefore important for Manchester Airport to be involved in the consultation process when you are preparing planning documents. This will allow appropriate consideration of how the Airport impacts upon the city and ensure that a suitable policy framework is put in place to enable Manchester to benefit from and contribute to the economic advantages and transport facilities that Manchester Airport brings to the region.</p>	<p>MCC summary: Supportive of the general approach to consultation in the SCI but asks that Manchester Airport is listed as a specific consultation body within any future Appendices or documentation relating to consultees, with justification for this as set out in the response.</p>	<p>The Council recognises the role which Manchester Airport plays as a consultee during the preparation of planning policies and will continue to engage closely with the Airport. However the SCI does not include a list of consultees for planning policies, as we have a large number of organisations on our planning policy database and these change over time. Paragraph 4.3 of the SCI points people to the list of specific consultees in Regulation 2(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p>
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<p>Northern den Neighbourhood Forum</p>	<p>126</p>	<p>Statement of Community Involvement 2017</p>		<p>One method to devolve decisions is via Neighbourhood Forums. They can be focal points, to provide more information about how communities can apply for funding or community asset transfers, especially when particular issues are raised in surveys. They can assist with arranging meetings in local areas so that local residents could indicate preferred areas for and types of residential developments, as they hold regular meetings anyway.</p> <p>Linking planning with other council departments could also assist- we have found as a forum that different council departments are supportive of working with partners in the community – for example to work on plans for assets of community value. Neighbourhood forums hold regular meetings and this an opportunity for planning matters and community initiatives to be discussed with the wider community. Neighbourhood Forums could be added automatically to the list of stakeholders for the portal database for planning in their area. Forums could be consulted at all stages in the planning process.</p>		<p>All Neighbourhood Forums will be included in our planning policy consultee database and will receive updates in relation to consultation on planning policies as they are prepared. To date (December 2017) Northenden Neighbourhood Forum is the only designated forum in Manchester and is on the database.</p>
<p>Age- Friendly Manchester Design Group</p>	<p>145</p>	<p>Statement of Community Involvement 2017</p>		<p>It is not clear whether S106 funds will be used for improving streets and highways, this is an issue for many older people using mobility scooters and wheelchairs who often find it easier to travel on the highway; which unfortunately is a more dangerous option. These are the sort of issues that are important to local people.</p>		<p>This is beyond the scope of the SCI, which does not set out requirements for s106 contributions.</p>
<p>Age- Friendly Manchester</p>	<p>127</p>	<p>Preparing the Statement of</p>	<p>1</p>	<p>The font size was too small and it was difficult to adjust without losing some text off the page.</p>		<p>If you are viewing consultation documents via our consultation portal there is information about the accessibility settings under "accessibility" towards the top right hand of the page. Users can make the font</p>

Design Group		Community Involvement				<p>larger from this page and also view an index of where the keyboard access keys will take them if they use these.</p> <p>Our PDF versions of consultation documents are high resolution so that users can zoom in to enlarge text or images without losing clarity.</p> <p>We will offer text versions of diagrams and charts on request and the SCI will be amended to refer to this.</p>
Age-Friendly Manchester Design Group	128	Preparing the Statement of Community Involvement	1	The front page should have provided information on the availability of alternative formats.		<p>It isn't always possible to guarantee that all consultation documents will be available in different formats as standard. However we will try to accommodate requests for consultation materials in alternative formats, and paragraph 2.6 of the SCI will be amended to refer to this.</p> <p>We will offer text versions of diagrams and charts on request and the SCI will be amended to refer to this.</p>
Age-Friendly Manchester Design Group	129	Preparing the Statement of Community Involvement	1	The ability to print from the website for the public to read before commenting on-line would have been useful.		<p>A PDF version of the draft SCI was available online during the consultation period, which could be printed off.</p>
Manchester resident	22	Paragraph	1.1	Responses can be minimal from Councillors and MCC in terms of percentage response rate.		<p>The Council will provide feedback when you make comments during planning policy consultations - comments, and our responses to them, will be available on the consultation portal at formal consultation stages.</p> <p>When preparing Local Plans the Council will produce a consultation statement at Publication stage (see</p>

						paragraph 4.10) summarising the main issues raised earlier in the preparation process and setting out how these have been addressed.
Manchester resident	2	Paragraph	1.2	<p>When considering building new properties, what or who looks at education levels and vacancies for children.</p> <p>What about the leisure side of life such as Allotments and parks with useful items within for use by young people, does anyone ever consider youth clubs, and the financial support that these need, or meeting areas for teenagers to stop the drinking, drug taking and general misbehaviour.</p> <p>MCC are forever going on about a place to live with an affordable rent, then allow investors to build and charge what ever is the commercial rate, it is about time the MCC built or controlled the property boom.</p>	It is time to think out of the box and include leisure activities within the greater concept of just putting up properties to live in.	<p>Education provision is considered as part of the evidence base which is prepared to justify Local Plan policies.</p> <p>The Statement of Community Involvement sets out how we will engage with you during planning policy preparation. The issues which you refer to in your comment are topics that would be covered as part of a Local Plan or Supplementary Planning Document - the Statement of Community Involvement itself does not include policies relating to leisure activities or affordable housing. We will be consulting on a Local Plan for Manchester next year and it will include these sorts of policy areas.</p>
Trafford resident	6	Paragraph	1.2	<p>The best possible vehicle for communities to have a stake in the planning process is clearly through formal Neighbourhood Forums. There are 1800 in the UK, two of which are in Manchester - why is that number so low?</p> <p>Extensive support and assistance should be provided free of charge, as a public service, to help neighbourhoods gain some self empowerment in this way.</p>	Support the Formation of More Neighbourhood Forums	Chapter 8 of the SCI relates to neighbourhood planning, with paragraph 8.7 setting out the support which the Council provides to communities working on neighbourhood planning.
Manchester resident	23	Paragraph	1.2	<p>This is a 'nice' picture but not demonstrative of real events. For example see how MCC leaders avoid social responsibility, defy their ethic codes and create no affordable housing in tax avoiding companies. www.themeteor.org/2017/08/01/manchesters-</p>		Comments noted. The SCI deals with consultation on planning processes specifically, rather than the process for development partnerships. Residential tenure is

				property-investment-boom-funded-through-tax-dodging-offshore-companies-unethical-international-investment/		something that would be addressed by the Council's Local Plan, which is to be reviewed in the near future.
Manchester resident	60	Paragraph	1.2	<p>This document does not include a number of key things about residents' attempts to engage with Planning</p> <p>A) what do residents do if we don't get any response to our reporting of breaches, or planning applications? (We know very well that there are not nearly enough enforcement officers in the whole council - so they are not doing the community liaison work as well as the actual planning documents)</p> <p>B) what do residents do to protect our streets and neighbours if 'what the political party wants' means councillors cant support residents even if they agree with them</p> <p>C) how do we 'report' lack of community involvement when it happens</p> <p>D) Is there any way this community involvement statement could incorporate a "promise" to respond to residents reporting planning issues, within a short time frame (say 10 working days max), that explains what will be done. Can you include some kind of sanction/penalty if this doesn't happen</p>	<p>necessary communication mechanisms between Planners and residents</p> <p>Promises and penalties in connection with these</p>	<p>If you have complained to us about a planning breach but you feel that this has not been dealt with properly, you can ask for the matter to be reviewed under the Council's Complaints Procedure – see http://www.manchester.gov.uk/info/200025/complaints/67/tell_us_what_you_think_about_our_services/3 .</p> <p>Ultimately you can also make a complaint to the Local Government & Social Care Ombudsman. Please see http://www.lgo.org.uk/make-a-complaint/factsheets/planning-and-building-control/planning-enforcement for information on complaining to the Ombudsman about this.</p> <p>Alleged breaches of planning control are acknowledged and the service aims to keep interested parties updated.</p>
Manchester Disabled People's	63	Paragraph	1.2	<p>Consultation should include disabled people's organisations and other equality and diversity groups and feedback on comments and consultations should be standard. It should also include organisations involved with the Our Manchester Disability Plan.</p>	<p>Consultation with the voluntary sector should be a key issue as well as</p>	<p>Consultation on planning policies includes voluntary groups including disabled people's organisations as well as other equalities groups representing people with the protected characteristics as set out in the Equality Act. Any individuals or organisations who wish to join the planning policy database can either register</p>

Access Group				<p>In relation to another comment, voluntary organisations should be included as well as neighbourhood groups as they do not always represent equality and diversity issues.</p> <p>It is also crucial that developers should also be encouraged, and required in large projects, to consult with disabled people's groups such as MDPAG, to ensure adequate access provision and other user groups and expect to pay for consultation, in pre-planning stages..</p>	<p>consulting with neighbourhood groups and developers should be encouraged and required to consult with MDPAG in pre-planning stages and logged in Design and Access Statements.</p>	<p>themselves online or ask us to include them by emailing / posting their contact details to us. This is set out in paragraph 2.3 of the SCI, which gives our website, email address and postal address details for anyone who would like to let us know that they would like to receive notifications on planning policy consultations. In relation to pre-application consultation, we cannot make it a requirement for developers to carry this out, but we do encourage them to, and on a case by case basis we suggest that they engage with various parties. This could include disabled people's groups and other equalities organisations if appropriate.</p> <p>We will add reference to paragraph 9.8 of the SCI to encouraging developers to consult with various parties on a case by case basis depending on the nature of the application; and an appendix will be added to the SCI to provide guidance on early developer-led engagement at the pre-application stage.</p>
Manchester Disabled People's Access Group	64	Paragraph	1.3	<p>In the first sentence, the voluntary sector relating to equality and diversity, should also be consulted, not just residents and businesses and particularly Manchester Disabled People's Access Group in relation to access for disabled and older people.</p>	<p>Include voluntary sector and access groups in first sentence</p>	<p>Reference to the voluntary sector will be added to paragraph 1.3. The SCI does not list all of the specific groups which we consult, but MDPAG is on our planning policy database and will be consulted during the planning policy preparation process.</p>
Manchester resident	3	Paragraph	1.4	<p>The first part that needs removing is the EU directive as you may not have noticed but we are in the course of a brexit.</p> <p>More advertising of the planning application needs carrying out, and it need to be made easier to comment for or against the application by internet, and to see the application on the same media.</p>	<p>More advertising</p>	<p>The first box in Picture 1.2 will be amended to state "whilst UK remains a member of the EU" after "EU Directives". As these still form part of the legal framework at present they are used when making planning decisions.</p> <p>You can make comments on planning applications during a consultation period, and view planning</p>

						applications which are pending or which have been decided, online at http://pa.manchester.gov.uk/online-applications/ This is set out in Chapter 9 of the SCI.
Trafford resident	7	Paragraph	1.4	The singular point of engagement is narrow, restrictive and not conducive to positive engagement. The framework should embrace co-operative approaches that involve planning, developer and broad and informed community engagement. Ultimately when done properly the outcomes will see businesses thrive in developments in which the public have played a meaningful role in creating. Developers responding to local community needs will carry the support of surrounding communities, enhancing financial and social sustainability.	Meaningful Engagaement is a Process	The Council engages both the community and developers in planning policy preparation and in decision-making on planning applications. Proposals may be amended following comments from members of the public. Developers are also encouraged to engage with local communities at an early stage. We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage and for planning frameworks.
Manchester resident	24	Paragraph	1.4	People beg for consultation. Often these are false. Many financial companies like Deloitte carve up the city. There are seldom genuine consultations. There advertising or making people aware of planning applications seems to be minimal effort via MCC. There need to be pre-planning applications. There needs to be more active publicity made for SRF's and application, many which people do not pick up on even if care about the issue.		The SCI sets out the engagement methods for advertising planning applications in line with legal requirements. In addition to these methods the Council will encourage developers to consult at the pre-application stage, with paragraph 9.10 suggesting methods to be used as appropriate. Pre-application consultation is strongly encouraged by the Council, and we set out the approach to this in paragraphs 9.7 to 9.13. We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage and for planning frameworks. Comments are also invited by the Council on draft planning frameworks which are then addressed in reports to the Executive.

Manchester resident	50	Paragraph	1.4	<p>I could not agree more with the following comment already on the portal:</p> <p>Ultimately when done properly the outcomes will see businesses thrive in developments in which the public have played a meaningful role in creating. Developers responding to local community needs will carry the support of surrounding communities, enhancing financial and social sustainability</p>	Buildings imposed on the city wont be successful ones.	<p>The Council engages both the community and developers in planning policy preparation and in decision-making on planning applications. Proposals may be amended following comments from members of the public. Developers are also encouraged to engage with local communities at an early stage.</p> <p>We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage and for planning frameworks.</p>
Manchester Disabled People's Access Group	66	Paragraph	1.4	<p>This comment is in relation to the diagram and to the process. There have been major developments e.g. Town Hall Complex where detailed design issues needed further consultation and discussion with disabled people's organisations and there was only a two hour meeting organised even when it was clear that there were many issues, some of which were not discussed and have resulted in a range of access barriers. More time and consultation processes should be included in the diagram and in the process. It is recommended that the Planning Authority should develop and publish a more inclusive consultation process.</p>	More time allocated to consultation	<p>The diagram is a summary of what feeds into the decision-making process for planning applications, so although consultation is included into the diagram it does not list all of the consultations processes that are undertaken. Consultation processes for planning applications and for policy documents are set out in full detail in later chapters of the SCI.</p>
Manchester resident	4	How we will ask about what is important to you	2	By email		<p>Comments noted. The Council will email consultees when we carry out planning policy consultations.</p>
Trafford resident	8	How we will ask about what is important to you	2	<p>In ways, one wuld hope, that aren't ten chapters long. This very format deters people from contributing and takes far too long.</p>	Efficiently in Future	<p>Some of the planning policy documents that we produce are quite lengthy given the topics which need to be covered, and to ensure that we can provide full reasons for the policies that are being introduced. We will provide a summary of the key messages in policy</p>

						documents, so that people will be able to tell quickly and easily that a particular policy document might be relevant or of interest to them. We will amend paragraph 2.2 of the SCI to refer to this.
Age-Friendly Manchester Design Group	131	How we will ask about what is important to you	2	Use of plain English to ensure the policy is easy to understand especially for those for whom English is not their first language (including BSL users) is important.		We will amend paragraph 2.2 of the SCI to refer to explaining clearly why we are asking for your views and that we will provide a summary of the key messages.
Age-Friendly Manchester Design Group	132	How we will ask about what is important to you	2	The consultation was only available electronically or a hard copy in central library which is difficult if as an older person you are limited on how far you can travel; could copies not be made available in local libraries on request?		Although hard copies of consultation documents will not be put in all Manchester libraries people will be able to access documents online at libraries if they are library members, as set out in paragraph 2.6 of the SCI. For those who are not library members we will try to accommodate requests for hard copies of documents, but would not be able to commit to doing this in all circumstances as it will depend on the scale of the document and the numbers of people requesting it. We will add wording to 2.6 to refer to providing documents in alternative formats including hard copies where this is possible.
Age-Friendly Manchester Design Group	133	How we will ask about what is important to you	2	Local and small projects will have a greater impact on older people and it is these that they should be consulted on; although older people would still wish to be consulted on large scale projects too.		We will consult everyone on the database in relation to planning policies at the local level and also at the strategic level. Paragraph 2.3 sets out how you can add yourself or how to let us know that you would like to be included on our planning policy database. You will receive notification of both small and major planning applications if you live adjacent to where these are taking place.

Age-Friendly Manchester Design Group	134	How we will ask about what is important to you	2	Will simplified/summary versions of the various documents be available at the end of the process?		We will provide a summary of the key messages in policy documents, so that people will be able to tell quickly and easily that a particular policy document might be relevant or of interest to them. We will amend paragraph 2.2 of the SCI to refer to this.
Trafford resident	9	Paragraph	2.1	'Support community action' by fully supporting the formation of Neighbourhood Forums.	Neighbourhood Forums	Chapter 8 of the SCI relates to neighbourhood planning, with the support offered by the Council set out in paragraph 8.7.
Manchester resident	25	Paragraph	2.1	The whole communications policy must be improved. The system is also inefficient. For example enquiring about land sales recently, no one knew the reference and it took a week to resolve query despite being advertised in the MEN. There IT needs reviewing. Local twitter handles for each MCC area need to make aware of what is happening. We need creative forums and platforms for pre-planning and this should be encouraged for each developer to meet with a community for substantial projects and especially around SRFs. The research needs to be made active in phone applications and easy ways to outreach and research busy citizens input, not in time-consuming or complex ways, but ones that are fair and effective and not biased in sample selection.		Please see response to your comment ID24. Land sales do not fall within the remit of the local planning authority. In terms of twitter specifically, the Council's neighbourhood teams retweet activity from the Council's main twitter feed where an issue affects their neighbourhood in particular. Consultation on planning frameworks takes place by a range of methods. These though are not generally undertaken by the local planning authority. We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage and for planning frameworks.
Rusholme and Fallowfield Civic Society	113	Paragraph	2.1	You list a range of methods: Communicating; Researching; Involving; Consulting; Devolving Decisions; Supporting Community Action. It would be good if MCC could deploy more of these methods For example, in my role as planning rep for the Rusholme & Fallowfield Civic Society, I've spotted on the planning portal that there is a planning application for		Unfortunately it is not possible to use all of the methods listed in 2.1 for all planning applications due to the large number which we receive. Chapter 9 of the SCI sets out more detail on planning application consultations and the types of method used.

				Manchester City Council to install railings round Park Crescent – the “jewel in the crown” of Victoria Park Conservation Area in Rusholme. Only one of the methods listed above has been used, ie, Communicating – websites.		
Manchester Disabled People's Access Group	67	Paragraph	2.1	<p>Although a range of strategies have been included, this does not mean that the information gets to the right organisations and individuals and that the information is provided in the right contexts or formats. For example, young people are rarely consulted and do not always like attending meetings. Alternative action and workshop type activities should be involved in engaging young people and others. Similarly, the language and process is difficult to people to engage with and it might be difficult for them to understand the impact of proposals both locally and in the neighbourhoods. In relation to disabled people, groups such as MDPAG should be involved as we represent people with a range of impairments but local disabled people in neighbourhoods should also be involved including people with mobility, sensory, and other impairments, including people with learning difficulties, people with mental health and long term health issues, including diabetes, dementia etc, neuro-divergent people e.g. people with autism, dyspraxia, ataxia etc and people with multiple impairments. Neighbourhood services should be involved and have a good understanding of how to contact disabled and older people in their areas</p>	Apply appropriate consultation methods to reach wider sections of our communities including all diversity and equality sectors.	<p>We will engage with a wide range of people whilst preparing planning policy documents, as set out in paragraph 2.6, and in more detail in Chapter 4.</p> <p>We will send consultation information to the Council's Neighbourhood Officers so that they can circulate this to groups in their areas, and will advertise consultations via MACC, Manchester's voluntary and community sector support organisation. Reference to this will be added to paragraphs 4.5 and 5.4</p>
Manchester resident	26	Paragraph	2.2	The failures of cases such as Manchester Life Development Company and St Michaels show this is not happening. How can people claim people are being valued when MCC and its leaders are in property consortiums with biases and vested interests? These		Comments noted; these fall outside the scope of this consultation.

				real conflicts of interests need to be looked at so not rhetoric in meaningless policy such as this.		
Rusholme and Fallowfield Civic Society	114	Paragraph	2.2	You state that community involvement is a continuous process. It would be good if MCC could ensure that community involvement is a continuing process. For example, the last meeting Rusholme residents and residents' reps had with Rusholme Officers and Councillors was in September 2016. The Fallowfield Forum where Fallowfield residents' reps meet with Fallowfield Officers and Councillors tends not to cover planning matters.		Comments noted. The Council tries to accommodate requests for officers to attend local group meetings where possible and appropriate.
Trafford resident	10	Paragraph	2.3	Improve the user interface of the area you link to, so that it's easier for people to refine and select what they want to know and how they receive the information. Make it easier to use and publicise it far more widely. This encourages interaction with the planning process.	Simplify The Facility	Text has been added to the consultation portal landing page to explain to users how to select the policy documents that they are interested in, and to state that the registration process allows users to tell us how they would like to receive consultation notifications.
Rusholme and Fallowfield Civic Society	115	Paragraph	2.3	I am not sure if I am on the database. It would be really useful if, each year, say the start of each new financial year you emailed the people on the database to remind them that they are registered and to 'de-register' if they no longer need to be on the database.		Rather than emailing everyone at a specific time once a year with the option to de-register we will remind people that this is an option whenever we send out an email to the database. We send out emails at the beginning of consultation periods for planning policy documents and also when new policies are adopted, which in practice is at least once a year.
Manchester Disabled People's Access Group	68	Paragraph	2.3	I think that MDPAG is already on the database, but pre-planning consultations which developers should be having and include in their Design and Access Statements, should also be encouraged to use this database so that changes can take place before formal consultations on a planning application take place. These consultations are included as recommended by various DCLG circulars, Disability Rights Commission	Database available to developers to assist in pre-planning consultations	We cannot make it a requirement for developers to carry out pre-application consultation, but we do encourage them to, and on a case by case basis we suggest that they engage with various parties. This could include disabled people's groups and other equalities organisations if appropriate. We will add reference to paragraph 9.8 of the SCI to encouraging developers to consult with various parties

				advice and guidance on D&A Statements from the Urban Design Group.		on a case by case basis depending on the nature of the application. We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage. Consultees on our planning policy database have signed up specifically to receive updates on Local Development Documents prepared by the Council, so we would not supply consultees' personal information to developers.
Trafford resident	11	Paragraph	2.6	This is not a diverse range of ways in which a diverse range of people can easily become involved. There are many more ways to engage the diverse communities you refer to.	Diversification of Access	The Council aims to make it easy for people to get involved in planning policy consultation events, but also needs to be mindful of the resources available for carrying out events. Holding events in places and at times which are accessible to a range of people is an example of how this can be done. The specific requirements of individual events will depend on the scope of the consultation.
Rusholme and Fallowfield Civic Society	116	Paragraph	2.6	Again, it would be really useful if, each year, say the start of each new financial year you emailed the people on the database to remind them that material will be published on a particular webpage on your website.		Rather than emailing our contacts at a specific time, we email people at the beginning of a consultation period as this allows us to provide the relevant direct weblink to the consultation documents and to give them details of the consultation. As contacts on our database will always be emailed when new planning policies are available for consultation it means that they will not need to keep checking the website just to see if this is the case.
Manchester Disabled People's Access Group	69	Paragraph	2.6	The Planning Authority should develop more imaginative ways to engage people, possibly based on Manchester City Council's Community Engagement Strategy and other policies and procedures and consult on a new engagement strategy.	community engagement strategies required	The Council's Our Manchester approach will set out a new way of engaging with Manchester residents. As well as following the emerging Our Manchester approach engagement processes on planning policies and planning applications will also need to meet statutory requirements.

Rusholme and Fallowfield Civic Society	117	Manchester's Local Development Documents	3	It is good to have the development documents accessible online, but the objectives and timescales set in the Core Strategy aren't being met, eg, Policy EN1 - EN3 Review of Conservation Areas (to be developed) All reviewed by 2016 (5-year programme starting in 2011). This hasn't been achieved in the case of the Victoria Park Conservation Area and possibly/probably others.		We have made some progress with this and have commenced a review of a number of conservation areas. Some are at a more advanced stage than others. In relation to Victoria Park we have produced a first draft appraisal and have organised (Councillor led) a couple of sessions with Councillors, residents and local groups to input into and help shape the appraisal.
Age-Friendly Manchester Design Group	135	Manchester's Local Development Documents	3	A concern was raised that Local Plans are not statutory and only available for the City Centre.		The Local Plans listed in Chapter 3 are statutory, as in they have the status of 'local plans' as defined in planning regulations. The engagement processes for Local Plans referred to in Chapter 4 of the SCI also fall within this definition. In addition, the Council has non-statutory local plans which cover a range of areas within Manchester - the SCI sets out engagement processes for this type of document in Chapter 7.
Manchester resident	27	Paragraph	3.2	Community infrastructure is minimal. How can you claim this is important when allowing developers to landmass, giving GMCA loans to developers, without S106 payments, transparency and often exemptions and poor advocacy on what they need to give back?		A Local Plan will need to demonstrate that it meets development and infrastructure requirements when it reaches the Examination stage. This would include community facilities where a specific need is identified.
Manchester resident	51	Paragraph	3.2	These Local Plans are big on words but are often vague and written purely to suit developers who want every option and availability without any reasoning or justification. And then they are ignored. Zones for certain uses or restrictions such as conservation areas or certain developments to be encouraged are then totally ignored and overridden at a developer's whim and scant justification or anything given back. ie S106. Or in local plans where it says to avoid further development of student housing to avoid a ghetto effect and destabilising the local community - this gets	Make it real and stick to it !	Comments noted.

				overridden with more student property built, or a sham description of the building as an apartment block is actually the same tiny unit sizes as identical student blocks ie Vita blocks on Circle Square. 3 big student blocks then further blocks that are described as apartments but are yet more student rooms. Hardly building the sustainable community the overall site application makes out.		
Manchester Disabled People's Access Group	70	Paragraph	3.2	<p>Agree with comments regarding Local Plans and not enough use of S106 to improve infrastructure and make the environment and facilities more accessible. Easy access to Local Plans should be available for all planning consultations and reference to meeting their requirements should be part of the planning application.</p> <p>There should also be reference to accessibility as part of "good design" which includes designing for a wide range of disabled and older people but also for women, children, young people, BME, faith and LGBT communities and other equality and diversity groups</p>	Local plans should include accessibility and easy access for consultees and applications should include statements of compliance.	<p>A Local Plan will need to demonstrate that it meets development and infrastructure requirements when it reaches the Examination stage. This would include community facilities where a specific need is identified. In terms of access to Local Plans, as stated in Chapter 3 of the SCI all adopted Local Development Documents are available online at www.manchester.gov.uk/strategicplanning. The main Planning & Regeneration page on our website has a link to both this page and to the page where people can make comments on planning applications. Paragraph 9.16 of the SCI states that the decision whether or not to grant planning permission will be based on policies in LDDs and the UDP, amongst other considerations.</p> <p>Reference to accessibility will be added to paragraph 3.2.</p>
Manchester resident	28	Paragraph	3.5	MCC has proved and shown Neighbourhood plans are worthless. You forced Castelfield, for example, to accept a damaging building in the conservation area where Renaker did not consult with people. This flies in the face of your proposed policy statements! Why would people waste extensive time on trying to apply for these to be considered as applicable by a Council		Comments noted. The Council has already adopted a positive approach to engagement with its communities to support key strategic objectives for growth, therefore our approach to Neighbourhood Planning fits within this context. We need to ensure that Neighbourhood Planning activity complements the existing approach to regeneration and service delivery, which balances the strategic case for growth with the

				who does not respect the civic voice even on the most basic level?		<p>need to promote sustainable and attractive neighbourhoods.</p> <p>Unlike in many parts of the country, opportunities for Neighbourhood Planning in Manchester will very likely emerge within a context where substantial activity is already evident at the neighbourhood level. Furthermore, the development of the Our Manchester approach which includes much deeper engagement between communities and public services, building on the strengths that already exist in neighbourhoods, is considered to be more likely to bring forward community-driven solutions to the problems and opportunities which exist in those places.</p>
Manchester resident	52	Paragraph	3.5	<p>The neighbourhood plan in Castlefield said it all. MCC wanted it solely to areas already fully developed. It was so restricted. So basically the plan would have no purpose. When this was challenged by residents the responses from MCC were ridiculous. Developer pressure for the undeveloped bits to still be free reign. Anti consultation if ever there was. I suggested the Castlefield conservation Area would be appropriate as this has been long established as the neighbourhood. The fact residents had to argue with MCC shows the true reality of consultation and the desire for community involvement.</p>	<p>Respect local plans. Don't allow developers to ride rough shod over everything.</p>	<p>Comments noted. The Council has already adopted a positive approach to engagement with its communities to support key strategic objectives for growth, therefore our approach to Neighbourhood Planning fits within this context. We need to ensure that Neighbourhood Planning activity complements the existing approach to regeneration and service delivery, which balances the strategic case for growth with the need to promote sustainable and attractive neighbourhoods.</p> <p>Unlike in many parts of the country, opportunities for Neighbourhood Planning in Manchester will very likely emerge within a context where substantial activity is already evident at the neighbourhood level. Furthermore, the development of the Our Manchester approach which includes much deeper engagement between communities and public services, building on the strengths that already exist in neighbourhoods, is considered to be more likely to bring forward</p>

						community-driven solutions to the problems and opportunities which exist in those places.
Rusholme and Fallowfield Civic Society	118	How you can get involved in Local Plans	4	I have searched “Local Plans” on Manchester City Council’s website and been presented with: on http://www.manchester.gov.uk/site_search/no_results - “Your search returned no results. Try using the Search below to find what you were looking for.”. So I’m not sure what Local Plans are.		Local Plans are defined in Chapter 3 of the SCI, and Chapter 4 relates to how we will involve you in their preparation. A search for 'Local Plan' on our website does take you to the Local Development Framework page but unfortunately the search function is not very focused and does include a lot of other results. The best web page to use to find out about Manchester's Local Development Documents is http://www.manchester.gov.uk/strategicplanning , which is set out in Chapter 3 of the SCI, and this page links to our Local Plan page.
Age-Friendly Manchester Design Group	136	How you can get involved in Local Plans	4	For many organisations the consultation time whether it is for SPD, LDF or any other important process is too short; as they have to arrange a time to meet and discuss the issues with members. They also need time to collate their formal responses.		The consultation periods referred to in the SCI for LDDs are in line with statutory requirements. However in practice we often consult for a longer period than the statutory minimum and the SCI will be amended to refer to this.
Age-Friendly Manchester Design Group	140	How you can get involved in Local Plans	4	Research for the consultation should not rely on a single method; for instance many older people do not like to go out in the evening or during the winter months to view exhibitions; some have yet to become ‘silver surfers’. Are there any other interactive ways of engaging them with the help of the Neighbourhood teams?		We do not rely on a single consultation method, and people are always able to make comments by post if they do not wish to use the web portal or email. We aim to hold consultation events in places and at times which are accessible to a range of people, as set out in paragraph 2.6. We will add wording to 2.6 to refer to providing documents in alternative formats including hard copies where this is possible.
Trafford resident	12	Paragraph	4.1	The only meaningful way that you can empower neighbourhoods in this respect is through supporting Neighbourhood Forums. You have done the opposite, instead finding ways to make it difficult for them, instead of supporting them to become more engaging.	Your Actions Toward Neighbourhood Forums are Prohibitive	Comments noted. The Council has already adopted a positive approach to engagement with its communities to support key strategic objectives for growth, therefore our approach to Neighbourhood Planning fits within this context. We need to ensure that

						<p>Neighbourhood Planning activity complements the existing approach to regeneration and service delivery, which balances the strategic case for growth with the need to promote sustainable and attractive neighbourhoods.</p> <p>Unlike in many parts of the country, opportunities for Neighbourhood Planning in Manchester will very likely emerge within a context where substantial activity is already evident at the neighbourhood level. Furthermore, the development of the Our Manchester approach which includes much deeper engagement between communities and public services, building on the strengths that already exist in neighbourhoods, is considered to be more likely to bring forward community-driven solutions to the problems and opportunities which exist in those places.</p>
Trafford resident	13	Paragraph	4.1	The only meaningful way that you can empower neighbourhoods in this respect is through supporting Neighbourhood Forums. You have done the opposite, instead finding ways to make it difficult for them, instead of supporting them to become more engaging.	Your Actions Toward Neighbourhood Forums are Prohibitive	Representation is a duplicate of comment ID 12 - see ID 12
Manchester resident	29	Paragraph	4.1	What an absolutely meaningless statement. You do not support Neighbourhood Plans or real consultation. The plans are not only meaningless, but people wouldn't have tried and wasted so much time if they knew how MCC would react to them or would not need them if the processes were genuine.		<p>Comments noted. The Council has already adopted a positive approach to engagement with its communities to support key strategic objectives for growth, therefore our approach to Neighbourhood Planning fits within this context. We need to ensure that Neighbourhood Planning activity complements the existing approach to regeneration and service delivery, which balances the strategic case for growth with the need to promote sustainable and attractive neighbourhoods.</p> <p>Unlike in many parts of the country, opportunities for</p>

						Neighbourhood Planning in Manchester will very likely emerge within a context where substantial activity is already evident at the neighbourhood level. Furthermore, the development of the Our Manchester approach which includes much deeper engagement between communities and public services, building on the strengths that already exist in neighbourhoods, is considered to be more likely to bring forward community-driven solutions to the problems and opportunities which exist in those places.
Manchester resident	53	Paragraph	4.1	The local plans are poor on detail and don't look to improve an area from things like Traffic blight and congestion. Back of pavement line developments are the default in seems in MCC regardless if the current streets and roads are totally inadequate for decent access, light and sustainable decent homes. The Northern Quarter and Ancoats being prime examples for this. Narrow streets with low rise buildings have been replaced with 6-8 storeys or higher buildings but still with the incredibly narrow streets below. Often totally inadequate for emergency vehicles. At least 1960s towers provided footprint for road widening and towers were on podiums to reduce visual impact and oppression at street level. a further example is Regent Road ring road junction. Chances to improve the worst road junction in the City were lost to developers being allowed to build to their boundaries. Yes build a 25 storey block but make the developer give some frontage of the site to the highway so road widening can take place. They might even sell the flats quicker if there isn't a constant cue of traffic outside day and night. Chester Road towards Trafford similarly. Why this hasn't been widened to be dual carriage way is a scandal and a safety nightmare. Now new flats are	Look to improve the area and solve it's problems before development takes place - not afterwards when the opportunity is lost. ie road widening, junction improvements etc before the developers roll in and build.	The Statement of Community Involvement sets out how we will engage with you during planning policy preparation. The issues which you refer to in your comment are topics that would be covered as part of a Local Plan or Supplementary Planning Document - the Statement of Community Involvement itself does not include policies relating to building design or transport. We will be consulting on a Local Plan for Manchester next year and it will include these sorts of policy areas.

				going up on the Castlefield side the chance has been lost. Hyde road is similar. There are far too few radial dual carriageways or decent roads into the City.		
Manchester Disabled People's Access Group	71	Paragraph	4.1	Local plans and some of the guidance documents, such as the recent one on residential guidance, don't include enough considerations around accessible design of buildings and accessible environmental and street designs and there are continuing proposals for shared space, zebra crossings, lack of crossings over tram tracks and insufficient facilities such as public accessible toilets and changing places provision. There needs to be more involvement from disabled people's and older people's organisations in relation to strategy as well as the design of the external environment. There are opportunities to improve consultations around improving Local Plans in relation to housing and other issues.	Involvement of disabled and older people's organisations in improving and monitoring Local Plans and developments in relation to Local Plans and accessibility issues.	We have consulted disabled people's groups and also organisations representing older people during the preparation of Local Development Documents to date and will continue to do so, this is done in line with statutory regulations and the requirements set out in the SCI. These requirements have been amended to reflect comments received during the consultation.
Manchester resident	30	Paragraph	4.4	I have asked to be on this list and I do NOT get any updates. This is appalling.		We add all stakeholders who ask to be included on the database and provide notification of new consultations either by email or by post, alternatively stakeholders can register themselves, as you have done. We send out notifications at the beginning of a consultation period for planning policy documents, and also when policies are adopted. In terms of consultation on planning applications you can register to receive notifications of applications via Public Access at http://pa.manchester.gov.uk/online-applications/ - please click on 'Register' towards the top of the page.
Manchester resident	54	Paragraph	4.4	I do get some updates but I think it is selective as to what - or ill described so you don't realise the relevance. Again massively wordy documents and little	Wishy washy to suit developers.	We add all stakeholders who ask to be included on the database and provide notification of new consultations either by email or by post, alternatively stakeholders can register themselves. We send out notifications at

				content or anything definitive. Wishy washy to suit developers.		the beginning of a consultation period for planning policy documents, and also when policies are adopted.
Manchester Disabled People's Access Group	73	Paragraph	4.5	See my comments on 4.6 in relation to who is consulted and what engagement methods are used. MDPAG and other disabled people's organisations should be consulted on all neighbourhood issues as well as city centre issues as many local residents organisations do not have a range of disabled people as members.	Scope and range of consultations	Please see response to your comments 71 and 72. We have consulted disabled people's groups and also organisations representing older people during the preparation of Local Development Documents to date and will continue to do so.
Manchester Disabled People's Access Group	72	Paragraph	4.6	MDPAG and other disabled people's organisations are often not consulted and it appears to leave it open to the Planning Authority to decide who is consulted as it may be a result of resources or the Authority may decide who would be interested. As someone recommended earlier in the document, there should be a better filter so that people who want to receive everything will get all consultations and people who want to only receive certain consultations can indicate this. It is not appropriate in this document to say that it will be decided by the Planning Authority/Manchester City Council staff.	Manchester residents, businesses, voluntary sector organisation etc should be able to decide what consultations they wish to be involved with.	As set out in response to your comment ID 63, anyone who wishes to can be added to the planning policy database and will then receive notifications about planning consultations. As policy documents often cover a range of topics we notify everyone on the database rather than applying a filter, however it is up to the individual to decide whether this is of interest to them or not. Although this means that people may sometimes receive an email about a policy document that is of no interest to them we do not typically have more than a few consultations in a year so the frequency of emails is not very high.
Manchester Disabled People's Access Group	74	Paragraph	4.11	There should be more reference to accessibility and equality and diversity, as with good Equality Impact Assessments. If these are no longer used, then the Sustainability Appraisal should include a detailed accessibility analysis relating to mobility and sensory issues and issues relating to mental and other health issues, issues for people with learning difficulties, and for neuro-divergent people and other barriers faced by people covered by the Equality Act.	More reference to accessibility in the development of each Local Plan	We do use Equality Impact Assessment as a tool for examining the impact which policies would have on people covered by the Equality Act 2010. This is referred to in paragraph 4.26 of the SCI.

Manchester Disabled People's Access Group	75	Paragraph	4.12	Disabled people may have a range of impairments and/or health issues and just ticking a box about being a disabled person does not mean that access barriers have been commented on or considered or consulted about. It is important to use access groups who have experience of barriers for a range of impairments and issues relating to disabled people and that this issue is recognised. Recent major applications approved by MCC, e.g. the first St Michael's application, have clearly ignored barriers faced by disabled and other people.	Good to consider equality and diversity, but there are a wide range of barriers faced by disabled people and there is no way that ticking a box means that all of these issues have been covered.	Comments noted; access and design are important considerations which are tested by the Council throughout the planning process.
Manchester resident	109	Paragraph	4.17	Put a section on the comments section asking them whether daytime or evening is best for the hearing and then go with the majority. This will maximise the ability of those with work commitments to be involved.		The schedule for examination hearing sessions will be decided by the Inspector, in consultation with us. If there is enough interest in an evening session from participants then this is something that could potentially be organised, but it would only be effective if most participants wanted this. Wording will be added to paragraph 4.17 of the SCI to refer to this.
Trafford resident	14	Paragraph	4.23	If it should consider local communities then it should unequivocally demonstrate meaningful consultation with communities.	Consider Engaging	In terms of meaningful consultation with communities on the Local Plan, the Council has to set out how it has involved the local community in plan preparation in the consultation statement which it must submit to the Planning Inspectorate at the Publication stage for a Local Plan (see paragraph 4.10). As set out in the SCI, this statement has to show how issues raised by stakeholders during the plan preparation process have been addressed in the Publication draft of the Local Plan. If the Planning Inspector does not consider that the consultation carried out was meaningful enough

						then the Council would need to address this. In terms of consultation on the Sustainability Appraisal report this is consulted on at the Local Plan publication stage and any comments made on it would be forwarded to the Planning Inspectorate as part of the Local Plan Examination.
Manchester resident	31	Paragraph	4.23	What absolute rubbish! Look at the Planning Executive! There is little engagement from Councillors. These decisions do not reflect going comprehensively going through these steps let alone in genuine research or engagement!		The Sustainability Appraisal process is undertaken alongside preparation of a Local Plan, as set out in the SCI. Depending on the scope of the Local Plan being assessed stakeholders are involved in the Sustainability Appraisal process as it progresses, and everyone has an opportunity to comment on the Sustainability Appraisal report at the Local Plan Publication stage.
Manchester Disabled People's Access Group	76	Paragraph	4.23	The Equality Impact Assessments have never adequately recognised the range of barriers faced by disabled people and older people and regular training for MCC staff from disabled people's organisation should be required or involve disabled people's organisations in preparing EIAs and Sustainability Appraisals.	Improve understanding of barriers for disabled people by MCC staff to improve Sustainability and EIA	Equality Impact Assessment of Local Plans will be carried out using a toolkit put together by the Council's Equalities Team. The Equalities Team assist policy officers in using the toolkit, and comments from stakeholders during the engagement processes for Local Plans will feed into this where equality issues are raised. Sustainability Appraisal is carried out alongside Local Plan preparation and in practice we will often involve stakeholders from the scoping stage onwards, depending on the scale of the Local Plan being prepared. In all cases we will always consult all stakeholders on the planning policy database on the Sustainability Appraisal report at Publication stage.
Manchester Disabled People's	77	Paragraph	4.24	The organisations listed do not include any disabled people's organisations and therefore are unlikely to	Sustainability Appraisals should include consultation	We are legally required to consult the three organisations listed in paragraph 4.24, however in practice we often involve additional stakeholders at this point, such as MDPAG. This paragraph will be

Access Group				deal with accessibility adequately. All consultations on this should include disabled people's organisations	with disabled people's organisations	reworded to make it clear that the consultation with Historic England, Natural England and the Environment Agency is the minimum requirement.
Manchester Disabled People's Access Group	78	Paragraph	4.25	A six week consultation period is not in line with the 3 months agreed as part of the Manchester Compact and should be altered.	Consultation time increased	The 6 week consultation period referred to here is in line with statutory requirements. In practice we often consult for longer periods - paragraph 4.25 will be amended to state that this will be "at least" six weeks.
Manchester Disabled People's Access Group	79	Paragraph	4.26	Pleased to read this commitment but would like assurance that sufficient time is allowed to consult on and discuss with relevant MCC staff around these issues.	Sufficient time should be allowed for consultations	Comments made during consultation periods will feed into the preparation of the Equality Impact Assessment.
Manchester Disabled People's Access Group	80	Paragraph	4.27	The diagram is far too small to read for many people. Please provide an alternative design and format.	Improve accessibility of the diagram.	The diagram is at a high resolution so if you are viewing it in the PDF you can zoom in to make it much larger without it becoming blurred. We will make the diagrams and pictures more accessible in the portal versions of our planning policy consultation documents in the future by adding text descriptions to diagrams and pictures so that this can be picked up. We will enable images to be opened as popups when read via the portal, so that they can be viewed in a large format, and so that they can be copied and pasted as text if necessary. We will offer text versions of diagrams and charts on request and will amend the SCI to refer to this.
Rusholme and	119	How you can get involved in	5	I do think that any information should be emailed out by the relevant Neighbourhood Officer to their list of contacts.		Comments noted. Emails are shown in the summary diagram as a consultation method which we will use during Supplementary Planning Document

Fallowfield Civic Society		Supplementary Planning Documents				preparation. As a minimum this will be emails to people on the planning policy database, but in addition we will ask neighbourhood officers to circulate consultation information to their contacts as well and the SCI will be amended to reflect this.
Age-Friendly Manchester Design Group	137	How you can get involved in Supplementary Planning Documents	5	There is data to confirm that many older people do not consider themselves to be 'disabled' and therefore the issues around disabled access are often not included in their comments. Asking the questions in a different way may help resolve this.		Whilst we sometimes use questionnaires during the early stages of planning policy preparation at later stages and during formal consultation periods people will always have the opportunity to raise any issues which they choose.
Age-Friendly Manchester Design Group	138	How you can get involved in Supplementary Planning Documents	5	The box asking whether people have a disability, perhaps should be preceded by a box asking whether participants 'have a long term ailment/impairment?' This would give you a more accurate picture of the number of disabled older people who may prefer this approach rather than admitting to having a disability.		Comments noted. Paragraph 4.12 of the SCI which related to use of a monitoring form at the Publication stage for Local Plans to collect data on respondents' disability status and the other protected characteristics set out in the Equality Act 2010 has been re-written so that it is less prescriptive about how equalities monitoring is carried out.
Age-Friendly Manchester Design Group	139	How you can get involved in Supplementary Planning Documents	5	An alternative process where the group can determine which projects they are involved in rather than leaving that decision to officers who may be unaware of extensive community interest.		Any individuals or organisations who wish to join the planning policy database can either register themselves online or ask us to include them by emailing / posting their contact details to us. This is set out in paragraph 2.3 of the SCI, which gives our website, email address and postal address details for anyone who would like to let us know that they would like to receive notifications on planning policy consultations. We will all also circulate information about planning policy consultations to the Council's Neighbourhood Officers for them to share with groups in their area -

						we will amend the SCI paragraphs 4.5, 4.9 and 5.4 to refer to this.
Age-Friendly Manchester Design Group	146	How you can get involved in Supplementary Planning Documents	5	A 4 week consultation period for a Supplementary Planning Document is a very short period for such an important document; opportunities should be explored to determine whether this can be extended or pre-consultation discussions could be held with older people's groups to give them time to collect their thoughts before the consultation deadline.		The four week consultation period is the statutory minimum. In practice consultations on Supplementary Planning Documents are often consulted on for a longer period during the formal consultation stage, paragraph 5.4 will be amended to refer to this. In addition engagement takes place during the initial preparation stage, as referred to in 5.2.
Trafford resident	16	Paragraph	5.1	Quoting speed as an excuse for non-engagement is nothing beyond a very poor excuse.	Haste is Waste	The Council does engage with stakeholders during the preparation process for Supplementary Planning Documents, both at the initial preparation stage (see 5.1) and then more formally when a draft document has produced (see 5.4). Paragraph 5.1 has been amended to make it clearer that there are two separate consultation stages.
Manchester resident	33	Paragraph	5.1	So if it is faster to do nothing in this policy - you will! And do! Get out clause!		The Council does engage with stakeholders during the preparation process for Supplementary Planning Documents, both at the initial preparation stage (see 5.1) and then more formally when a draft document has produced (see 5.4). Paragraph 5.1 has been amended to make it clearer that there are two separate consultation stages.
Manchester Disabled People's Access Group	82	Paragraph	5.2	Disabled people are often not included in consultations on local areas so groups such as MDPAG and other disabled people's organisations need to be included in all consultations	All consultations need to involve disabled people	Please see response to your comment ID 63. Consultation on planning policies includes disabled people's organisations.

Manchester resident	110	Paragraph	5.2	Have an updated residents association list. MCC claims it does not actually have one. Please include direct contact with them as one of your "range of engagement methods." These are the people who care about the neighbourhood and who are most likely to get the word round neighbours who are not online.		Any individuals or organisations who wish to join the planning policy database can either register themselves online or ask us to include them by emailing / posting their contact details to us. This is set out in paragraph 2.3 of the SCI, which gives our website, email address and postal address details for anyone who would like to let us know that they would like to receive notifications on planning policy consultations.
Trafford resident	17	Paragraph	5.4	One for week period, for developments that will change the landscape of our city for generations. It should be a process that aligns with the development process, encouraging contributions to inform and assist the developers.	Not Good Enough	The four week consultation period is the statutory minimum. In practice consultations on Supplementary Planning Documents are often consulted on for a longer period during the formal consultation stage, paragraph 5.4 will be amended to refer to this. In addition engagement takes place during the initial preparation stage, as referred to in 5.2.
Manchester resident	34	Paragraph	5.4	But you do not do genuine research. You allow developers to avoid this. MCC avoids promoting to various groups and people are unaware. You then claim these four weeks as 'no-one said anything'. Shameful.		Research is carried out to inform preparation of a Supplementary Planning Document. When the Council adopts a SPD it has to publish an 'adoption statement' which must set out any changes made to the SPD as a result of comments made during the consultation period (unless no changes were made). To date all SPDs adopted by the council have been changed to some degree as a result of public consultation and we have never reported that no responses were received. Stakeholders have the option of applying for judicial review of the Council's decision to adopt a SPD if they consider that no account has been taken of consultation responses.

Manchester Disabled People's Access Group	83	Paragraph	5.4	The formal consultation period of 4 weeks is far too short for organisations to consult with members and to provide accessible facilities for meetings and information. Please increase this time period.	Increase consultation time	The four week consultation period is the statutory minimum. In practice consultations on Supplementary Planning Documents are often consulted on for a longer period during the formal consultation stage, paragraph 5.4 will be amended to refer to this. In addition engagement takes place during the initial preparation stage, as referred to in 5.2.
Manchester Disabled People's Access Group	104	Paragraph	5.4	The time period is far too short for proper consultation including organisations and forums consulting with their members. This does not comply with the Manchester Compact Agreement.	Consultation period too short.	The four week consultation period is the statutory minimum. In practice consultations on Supplementary Planning Documents are often consulted on for a longer period during the formal consultation stage, paragraph 5.4 will be amended to refer to this. In addition engagement takes place during the initial preparation stage, as referred to in 5.2.
Manchester Disabled People's Access Group	84	Paragraph	5.5	The Residential Design Guide received comments about the lack of reference to accessible design but these were not included in the final version neither did the person who made the comments receive any feedback. It is vital that all SPDs refer to accessibility issues and inclusive design.	All SPDs should include references to accessibility and inclusive design.	This section of the SCI sets out requirements and information in relation to consultation on SPDs rather than the issues that they should address. If you feel that an SPD has not addressed a topic adequately then you will be able to tell us during consultation on the SPD. We will always provide feedback to comments received during statutory planning policy consultations. Comments on planning frameworks and other non-statutory guidance documents, such as the Residential Quality Guidance, are generally summarised and responded to in the committee report finalising and adopting the guidance rather than receiving individual feedback.

Manchester Disabled People's Access Group	85	Paragraph	5.9	This might depend upon the issues as SPDs often include more detailed information so it is vital that inclusive design and accessibility is reviewed by disabled people's organisations such as MDPAG	Need to include a review of accessibility issues for all SPDs.	As stated in the SCI an Equality Impact Assessment is unlikely to be needed as it will already have been carried out for the Local Plan policies that the SPD is based on. However this does not mean that you would be unable to raise design and accessibility issues - all organisations on our planning policy database will be able to make comments on SPDs during the consultation period.
Rusholme and Fallowfield Civic Society	120	How you can get involved in Joint Local Development Documents	6	I do think that any information should be emailed out by the relevant Neighbourhood Officer to their list of contacts.		Comments noted. Paragraph 6.3 states that joint Local Development Documents would need to be in line with the SCIs of the districts involved, therefore as a minimum information will be sent out by email to people on our planning policy database, and in addition we will ask neighbourhood officers to circulate consultation information to their contacts as well. Reference to this will be added to the SCI.
Manchester resident	35	Paragraph	6.2	The name is out of date! GMCA behaved appallingly with the GM Housing Fund and who they loaned to. Burnham criticised the misappropriation of these funds. The GM model is not doing well enough. The consultation documents are obtuse, too long and misleading. The GMSF proved how poorly the consultation was received. The research do not respect novice people or busy people.		An approach which makes the plan and accompanying documents more accessible to a larger number of people is being considered for the next GMSF consultation stage. Paragraph 6.4 of the SCI will be amended to refer to the GMSF being prepared by the ten authorities as a joint plan. At present a decision has not been made about whether it will switch to being a Spatial Development Strategy, which would be a GMCA document rather than a Joint GMCA/AGMA Executive Board document.
Manchester Disabled People's	86	Paragraph	6.2	It is likely that following discussions with Andy Burnham, there will be disability panels and an access panel working across the Combined Authority. These groups should be involved with any consultations as well as Manchester based groups.	involvement of disability groups across the Combined	Organisations at the GM level will be involved as appropriate during plan preparation. Once these groups have been set up we can add them to our planning policy database if they would like to be involved.

Access Group					Authority and in Manchester.	
Manchester resident	36	Paragraph	6.4	The critical response to the failing of the GMSF is infamous. Again the research was purposely long, tried to ostracise people from responding or having a say. The everyday language or fair research methods are needed. People cannot read hundreds of pages of expert or sales based material full of bias. This does not mean there are no other ways for them to have a say and to not do so is lazy and represents vested interests and political failure of plain language.		Some of the planning policy documents that are produced by Manchester City Council are quite lengthy given the topics which need to be covered, and to ensure that we can provide full reasons for the policies that are being introduced. We will provide a summary of the key messages in policy documents, so that people will be able to tell quickly and easily that a particular policy document might be relevant or of interest to them. We will amend paragraph 2.2 of the SCI to refer to this. In terms of the GMSF, an approach which makes the plan and accompanying documents more accessible to a larger number of people is being considered for the next consultation stage.
Rusholme and Fallowfield Civic Society	121	How you can get involved in Planning Frameworks	7	I do think that any information should be emailed out by the relevant Neighbourhood Officer to their list of contacts.		Officers working on planning frameworks notify Neighbourhood Officers of upcoming consultations and local councillors are briefed.
Age-Friendly Manchester Design Group	141	How you can get involved in Planning Frameworks	7	The use of exhibitions whilst interesting for some, can be difficult for many who do not understand the technical jargon used or cannot read plans. Are there other ways of explaining the proposed changes?		Exhibitions aimed at engaging the public in the preparation of planning frameworks will often be staffed so that the proposals can be explained to attendees and their questions can be answered. Such exhibitions are usually arranged by the developer / landowner of the site in question rather than the Council.
Age-Friendly Manchester	142	How you can get involved in	7	Exhibitions and public consultations need to be well advertised and at fully accessible venues (that can also		Exhibitions and engagement events on planning frameworks are usually organised by the developer / landowner of the site in question.

ter Design Group		Planning Frameworks		accommodate electric mobility scooters, used in increasing numbers by older and disabled people).		When we hold engagement events in relation to planning policy documents produced by us we will hold events and meetings in places which are accessible, as set out in paragraph 2.6 of the SCI.
Manchester resident	37	Paragraph	7.1	Successfully? Often under 100 people respond to these appalling sales documents written by Financial Institutions like Deloitte. The outreach model is shameful. People and groups with no money have made reports far exceeding the research of the SRF and respondents, without any money or paid communications staff. This is unacceptable. @OurMcrForum need to now identify groups and outreach fairly. The SRFs cannot just be Deloitte or other huge organisations carving up the city without a say. It is NOT acceptable to have hundreds of pages written in sales brochure language. The ways to garner what is a priority for communities must be researched and not with this subjectivity. It is NOT good enough to have an open question to hundreds of pages or carefully presented material in SRFs. It is purposely disempowering.		Comments noted. Please see paragraph 7.6 for more information on developer-led consultation. The Council works closely with developers to advise them with regard to reaching out to stakeholders. We will add an appendix to the SCI to provide guidance on early developer-led engagement for planning frameworks.
Manchester Disabled People's Access Group	87	Paragraph	7.1	There is not enough consultation with local neighbourhoods or equality and diversity groups in relation to Strategic Frameworks and other similar documents and as a result, very little or no reference to accessibility and certainly not to the range of barriers faced by disabled people and solutions to these. It is vital that equality and diversity is at the centre of planning documents including joint ventures with the private sector and that affordability and diversity is central to the approach to planning, particularly in the city centre.	more involvement around and commitment to accessibility and equality and diversity.	Consultation on planning frameworks involves only a small number of statutory consultees, however the frameworks are available online, and comments can be made by any interested party. These documents have to be in line with both Manchester's Local Plan and the National Planning Policy Framework which cover issues relating to equality and diversity.

Manchester resident	38	Paragraph	7.4	These four weeks are done again with little social media attention. The documents are too long and written from a position of bias. There need to be focus groups, out reach surveys, phone application with easy engagement exercises, making sure community groups are informed about the SRF and that people do have a say. There should in larger instances be pre-planning events made with the developer and partners as well as ways to seek a fairer model according to your principles in this policy.		The Council is moving towards greater use of social media to advertise consultations, so we will be aiming to use Twitter and Facebook to reach more people and direct them to consultations on planning frameworks. Developers, landowners and other partners often do hold engagement events from the outset, with their proposals being modified in response to feedback from the public and other stakeholders. We will add an appendix to the SCI to provide guidance on early developer-led engagement for planning frameworks.
Manchester Disabled People's Access Group	88	Paragraph	7.4	Agree with previous comment - 4 weeks is too short and engagement needs to be diverse. The Compact states 3 months.	Improve consultation times and engagement strategies	In practice the consultation period is often longer than this. We will amend the SCI to refer to always consulting for at least four weeks and generally for a minimum of six weeks.
Manchester Disabled People's Access Group	105	Paragraph	7.4	Agree with previous comment about using a range of outreach and consultation methods, including using plain English and keeping the reading levels low and making all events and communications more accessible.	More accessible information and outreach methods	The Council is moving towards greater use of social media to advertise consultations, so we will be aiming to use Twitter and Facebook to reach more people and direct them to consultations on planning frameworks.
Manchester Disabled People's Access Group	89	Paragraph	7.5	Disabled people's organisations including the Our Manchester Disability Plan members need to be included, not just local organisations.	include disability organisations	Please see response to your comment ID 87.
Manchester Disabled	106	Paragraph	7.5	MDPAG is not always consulted even though MCC is very well aware of our work. If relevance is determined by officers, then it is likely that we will not be included	Inclusive consultation focus allowing	Please see response to your comment ID 87.

People's Access Group				so this is not inclusive or democratic. It should be our choice whether we wish to be involved, particularly in relation to large projects and public spaces and design frameworks related to these.	people and organisations to choose if they wish to be involved	
Manchester resident	111	Paragraph	7.5	MCC was unable to provide a list of residents associations to the Local Government Boundary Commission last year when asked as part of a minimum information requirement and councillors didn't talk to us so residents were shut out of the consultation. They were, however able to produce a list of all the youth groups. When you say that you will include any community groups "of which you are aware" this is problematic, if MCC can only produce contacts for youth groups and not organisations that exist for all ages. Active effort needs to be made to establish the names and addresses of all the constituted residents associations across the city. Saying "of which we are aware" is too woolly. MCC needs to make itself aware of them and have a list that it feels able to depend on.	Get your list of residents associations sorted.	All residents within the area covered by a proposed Planning Framework will receive a letter to notify them when the document is consulted on. We are also moving towards greater use of social media to advertise consultations on planning frameworks.
Manchester resident	112	Paragraph	7.5	You will include any community groups of "which you are aware." When the Local Government Boundary Commission asked MCC, as a minimum information requirement, for a comprehensive list of all community groups, residents associations, stakeholders last year, MCC was able to supply a long list of youth groups but not a single residents association across the whole city. So teenagers received direct notification of the consultation, but groups for all ages that exist to care for the neighbourhood did not. Thus decisions were made that went unchallenged and it made a complete joke of democracy. Please make yourselves aware of who the constituted residents associations are across the city.	Actively find out who the constituted residents associations are, (and let the Comms Team know.)	Comments noted. Your response about residents' groups and information supplied to the Boundary Commission is beyond the scope of the SCI, which sets out how we will involve residents in policy preparation and consult them on planning applications. In relation to consultation on planning frameworks we do not rely solely on social media, but send letters to all residents who live within the area covered by a proposed Planning Framework.

				MCC also did not send info on the ward boundary consultation via the e-bulletin, and decided that Twitter and FB were adequate substitutes for direct notification. Don't rely on Twitter and FB. These are hit and miss approaches that could easily fail and are no substitute for direct notification. On their own, they are potentially just a cop out for a local authority that wants to pretend it did all it could to involve the public, when actually public involvement is far from wanted.		
Rusholme and Fallowfield Civic Society	122	How you can get involved in Neighbourhood Planning	8	It is good to see that Manchester City Council will support Neighbourhood Planning initiatives.		Support welcomed.
Age-Friendly Manchester Design Group	143	How you can get involved in Neighbourhood Planning	8	How would the process deal with participants who relate to several equality strands; would they be restricted to only one opportunity to comment?		People making comments on applications for designation of Neighbourhood Areas or Neighbourhood Forums, or making comments on a draft Neighbourhood Plan or Neighbourhood Development Order may make as many comments as they wish, in relation to different equality strands. The same is true of making comments on Local Development Documents, Planning Frameworks and Planning Applications.
Age-Friendly Manchester Design Group	144	How you can get involved in Neighbourhood Planning	8	Are there any plans to increase the number of Neighbourhood Plans?		Neighbourhood Planning is a community-led process, and Neighbourhood Plans are initiated by community groups rather than by us, therefore we do not have any plans in relation to increasing their numbers.

Manchester resident	55	Paragraph	8.1	All I will say along with other comment is Castlefield and Renaker. A done deal with the developer and sod the neighbourhood plan. One of the most appalling planning decisions in the city despite massive objections and a neighbourhood plan. Noi wonder consultation is seen as a farce in the City. Was it because Renaker were building massive blocks across on Owen Street ? - so basically MCC allowed them to do as they like in Castlefield too. A white monolith towering over the Castlefield basin. Awful.	Neighbourhood plans in tatters if Developer is in with the Council....	Comments noted.
Manchester resident	39	Paragraph	8.1	You have shown Neighbourhood Plans are meaningless. Renaker did not even consult with Castlefield residents. This was a form of abuse allowed by MCC. This policy you highlight here is meaningless. No Neighbourhood Plans are being pursued by any group because shamefully MCC has shown it does not respect them via its Chief Executive. As for the Manchester Life Development Company and multiple directorships of some leaders, how can these NP have any fair or objective treatment with the vested interests and biases presented in these clear conflicts of interest?		Comments noted.
Manchester Disabled People's Access Group	91	Paragraph	8.3	There is no encouragement for local neighbourhood groups to get advice on accessibility issues. This should be a priority as there are a range of reasons why disabled people are not currently involved. It is a public sector duty under the Equality Act that MCC should promote equality and diversity	Ensure that accessibility advice is available from disabled people's organisations to Neighbourhood Forums	Paragraph 8.7 will be amended to state that the Council could offer support to a Neighbourhood Forum in terms of providing advice and guidance on involving a range of different groups in Neighbourhood Planning processes, including encouraging input from disabled people's group and making consultation events accessible. This would involve suggesting groups that the Neighbourhood Forum should contact in relation to accessibility issues.

Manchester Disabled People's Access Group	92	Paragraph	8.4	Please improve consultation period as in Manchester Compact.	Improve consultation period	We would not be able to consult for longer than six weeks on applications for the designation of a Neighbourhood Area or Neighbourhood Forum, as we are now required by law to make a decision on these types of application within 3 months of the date when the six week consultation period begins.
Manchester Disabled People's Access Group	93	Paragraph	8.5	Please improve consultation time period	Improve consultation time	This timescale is in line with statutory requirements. However we will amend the SCI to refer to the six week period being a minimum.
Trafford resident	18	Paragraph	8.7	This does not demonstrate support, it outlines how you will issue hoops for Neighbourhood Forums to jump through without real support from you.	That's Not 'Support'	<p>Comments noted. The Council has already adopted a positive approach to engagement with its communities to support key strategic objectives for growth, therefore our approach to Neighbourhood Planning fits within this context. We need to ensure that Neighbourhood Planning activity complements the existing approach to regeneration and service delivery, which balances the strategic case for growth with the need to promote sustainable and attractive neighbourhoods.</p> <p>Unlike in many parts of the country, opportunities for Neighbourhood Planning in Manchester will very likely emerge within a context where substantial activity is already evident at the neighbourhood level. Furthermore, the development of the Our Manchester approach which includes much deeper engagement between communities and public services, building on the strengths that already exist in neighbourhoods, is considered to be more likely to bring forward</p>

						community-driven solutions to the problems and opportunities which exist in those places.
Manchester resident	40	Paragraph	8.7	No, you don't! Either scrap section 8 altogether or ensure that policy applies to all citizens and better research and civic rights in general. There is no specific advantage for having a NP with your Council!		<p>The Council has already adopted a positive approach to engagement with its communities to support key strategic objectives for growth, therefore our approach to Neighbourhood Planning fits within this context. We need to ensure that Neighbourhood Planning activity complements the existing approach to regeneration and service delivery, which balances the strategic case for growth with the need to promote sustainable and attractive neighbourhoods.</p> <p>Unlike in many parts of the country, opportunities for Neighbourhood Planning in Manchester will very likely emerge within a context where substantial activity is already evident at the neighbourhood level. Furthermore, the development of the Our Manchester approach which includes much deeper engagement between communities and public services, building on the strengths that already exist in neighbourhoods, is considered to be more likely to bring forward community-driven solutions to the problems and opportunities which exist in those places.</p>
Manchester Disabled People's Access Group	94	Paragraph	8.7	All information and events need to be accessible	make all information and events accessible	Paragraph 8.7 will be amended to state that the Council could offer support to a Neighbourhood Forum in terms of providing advice and guidance on involving a range of different groups in Neighbourhood Planning processes, including encouraging input from disabled people's group and making consultation events accessible.

Manchester Airport	59	How you can comment on Planning Applications	9	<p>Manchester Airport has an influential role in the development management process due to our aerodrome safeguarding procedures and role as acting Aerodrome Safeguarding Authority. Manchester Airport is officially safeguarded to ensure that the safe operation of aircraft and future development potential is not compromised in any way by potentially hazardous development and activity at or in the vicinity of the airport. Legislative provisions regarding the safeguarding process are set out in the Town and Country Planning (Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 (DfT/ODPM Circular 1/2003). In order to determine the safety implications of a proposal there is an established safeguarding process between local planning authorities and safeguarded aerodromes. Safeguarding maps (which are issued to LPA's by the CAA) show the extent of the safeguarded area and set out the requirements for statutory consultation with the Airport.</p> <p>Manchester City Council is located within Manchester Airport's safeguarded area and the LPA must therefore consult Manchester Airport as statutory consultee on any application that falls within the remit of Circular 1/2003 and criteria indicated on the safeguarding map. Specifically, this includes; all buildings, structures, erections or works exceeding 90m in height, including all applications for wind turbines.</p>	<p>MCC summary: Manchester Airport is a statutory consultee for certain types of planning application as set out in the response, and must therefore be consulted in line with the established safeguarding process.</p>	<p>The Council will always consult Manchester Airport on these types of application, in line with statutory requirements. We will continue to work closely with the Airport in this respect.</p>
Rusholme and Fallowfie	123	How you can comment on Planning Applications	9	<p>We request that MCC's Planning Department ensure that planning applications satisfy the Council's own standards BEFORE Planning Officers "validate" them on the Planning Portal. The Council includes a number of checklists on their website, the first one bulleted</p>		<p>Comments noted. The validation process is outside the scope of this consultation. However, the applications showing on the Planning Portal are valid applications which have been through a validation process involving officers. An application's compliance with other</p>

Id Civic Society				<p>below states: “When we receive your application, it will be vetted for accuracy and for the fullness of the information supplied. It will not be registered if relevant information is missing.”, yet many applications appear on the planning portal as validated when they don’t meet the Council’s stated requirements, as per the checklists bulleted below. It should be the case that by the time planning applications get onto the planning ported with a “validated” status, all of MCC’s stated requirements have been met. Members of the public shouldn’t have to do this pre-validation checking. They should be able to rely on the fact that the planning officer has vetted the application for accuracy and for the fullness of the information supplied, and will not register and “validate” it if relevant information is missing.</p> <ul style="list-style-type: none"> • Full application checklist • Householder application checklist • Listed building application checklist • Conservation area application checklist • Advert application checklist • Telecomms application checklist 		standards will be assessed as part of the application process rather than as part of the validation.
Age-Friendly Manchester Design Group	147	How you can comment on Planning Applications	9	There needs to be a community consultation process for developers to follow to ensure that they actively consult with the various sectors of the community as part of their design and access statement.		Design and Access Statements form part of the suite of documents produced on behalf of an applicant when a planning application is registered. We do encourage developers to carry out pre-application consultation prior to submitting an application on the overall scheme proposed, and will add reference to the SCI to encouraging developers to consult with various parties on a case by case basis depending on the nature of the application. We will also add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage.

<p>Manchester resident</p>	<p>56</p>	<p>Paragraph</p>	<p>9.3</p>	<p>Having been on the rough end of trying to get planning permission I think the phrase fiddling while Rome burns comes to mind. I had to go through the planning process to change some patio doors in my apartment as it is in a conservation area (but is not a listed building). First I waited 8 weeks for someone to decide if I needed to make an application or not. I had showed how high up and tucked away the doors are and only visible to a handful of surrounding roof top apartments. But that didn't matter and I was then told I had to still apply. Then I was asked to prove with calculations that german engineered patio doors I was fitting were better for sound and heat insulation than 30 year old barely double glazed, draughty and rotten doors that I was replacing. I had all the technical spec for the new doors but nothing for the old doors - as it probably never existed. I was then in a stale mate situation as no amount of reasoning would budge planning. In the end I went to Building Control and got them to advise that of course my new replacement windows would be better. Then planning backed down. In the meantime developers throw up massive blocks in many locations including conservation areas and the detailing and finish is just awful leaving a legacy of poor quality buildings. excessive Overhangs of buildings that get struck by passing wagons coming out of side streets (I can think of three examples within 3 minutes walk of the town hall all built in the last 10 years). That sort of detail they should be all over. But aren't.</p>		<p>Comments noted. The matters you raise are outside the scope of this consultation. If you have concerns about the service you can raise these via http://www.manchester.gov.uk/info/200011/building_control/4737/planning_and_building_control_-_feedback</p>
<p>Manchester resident</p>	<p>41</p>	<p>Paragraph</p>	<p>9.6</p>	<p>Please improve you IT services and social media communications.</p>		<p>We will add wording to 9.5 to refer to QR codes on planning application site notices. We do not use social media to consult on planning applications at present.</p>

<p>Manchester resident</p>	<p>47</p>	<p>Paragraph</p>	<p>9.6</p>	<p>The city council needs to embrace modern technology. There are thousands of people in Manchester who have an opinion but whose voice is not heard because it is hard to comment on planning applications and other schemes in the city (e.g. multiple council logins for commenting on this document and planning applications).</p> <p>Major applications for sites in prominent city center locations should have large advertisements displayed notifying passers by of the schemes. Perhaps QR codes could be displayed on and around the sites to link people quickly to short surveys where they can fill in comments and their views on the plans or what the area needs. This could allow passers by to comment on the schemes in a matter of minutes using a smartphone. This kind of engagement would probably also work very well for the public consultations schemes use prior to submitting planning applications.</p> <p>You could also use services like google opinion rewards to send opinion surveys to people who have passed by the schemes.</p>	<p>Smartphone based planning application comments should be implemented to make it easier to comment on applications. For example using an online form (surveymonkey , google forms) which is linked to via posters/advertisements at the site (perhaps with QR codes) and in social/traditional media.</p>	<p>In order to make a comment on a planning application during the statutory consultation period you will need to provide your name and contact details as we do not accept anonymous comments. We do accept comments online via a form on our Public Access page, as set out in paragraphs 9.5 and 9.6 of the SCI. QR codes are now used on site notices advertising planning applications and link to the application. Wording will be added to the SCI to refer to this.</p>
<p>Manchester Disabled People's Access Group</p>	<p>96</p>	<p>Paragraph</p>	<p>9.7</p>	<p>This does not seem to happen though and this section needs a definition of the "community". Disabled people's organisations need to be consulted on every major non-industrial development. Information on Design for Access 2 used to be sent out with every planning application information pack but that doesn't seem to have happened for a long time. Pre-planning consultation is advised before all Design and Access statements are produced but these D&AS are not</p>	<p>Need to be more specific and committed to making developers consult about accessibility on new developments and include</p>	<p>Disabled access is covered nationally by Building Regulations and in addition we now refer developers to the Council's Residential Quality Space Standards which is our most up to date guidance.</p> <p>The Council cannot legally require developers to undertake pre-application consultation, but we do encourage them to. However we would not expect a developer to do their own consultation on individual documents such as their Design and Access Statement.</p>

				properly monitored or reviewed and sent back if not appropriate.	details in the Design and Access Statements.	
Manchester resident	43	Paragraph	9.8	Rubbish! Developers are doing the minimum as only 'exhibitions' are required. they go to a defunct Places Matter consultation and other statutory consultees and the civic voice is avoided. This must be improved greatly and count in the planning executive decision if people have avoided research or consultation. Perhaps a small fines process should be considered?		Please see response to your comment ID 42. We cannot legally require developers to carry out pre-application consultation and we cannot impose penalties for not doing this.
Manchester Disabled People's Access Group	97	Paragraph	9.8	Agree with previous response and find that many "exhibitions" are not accessible! It is vital that disabled people's organisations are involved and other community and equality and diversity groups. It is problematic that officers are responsible for making these decisions as I have had experience in the past of at least one planning officer taking no interest in dealing with accessibility issues.	Making it obligatory to involve disabled people's organisations and local communities	As stated in response to your comment ID 96, we cannot make it a requirement for developers to carry out pre-application consultation, but we do encourage them to, and on a case by case basis we suggest that they engage with various parties. This could include disabled people's groups and other equalities organisations if appropriate. We will add reference to paragraph 9.8 of the SCI to encouraging developers to consult with various parties, which could include equalities groups, on a case by case basis depending on the nature of the application, and to 9.10 to exhibitions being in accessible locations. We will also add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage.
Manchester Disabled People's Access Group	98	Paragraph	9.10	This is not appropriate for consulting with disabled people and their organisations and focus groups and detailed consultation should be included as part of the Design and Access Statement process and is in line with the requirements of the Equality Act. Unfortunately this section shows a lack of understanding of how to engage with disabled people	Detailed pre-planning consultation should be required with disabled people's	Design and Access Statements form part of the suite of documents prepared by the applicant when a planning application is registered. We would not expect a developer to do their own consultation on individual documents at pre-application stage but we do encourage them to carry out pre-application consultation prior to submitting an application on the

				and allows developers to ignore, misunderstand or be unaware of accessibility features. Some developers, architects and designers I have met are unaware of BS 8300, Design for Access 2 or some elements of Building Regulations, let alone Guidance on the Use of Tactile Paving Surfaces and other national guidance	organisations to ensure that local and national standards are understood and followed.	overall scheme proposed, and on a case by case basis we suggest that they engage with various parties. Potentially this could include disabled people's groups and other equalities organisations if appropriate. We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage.
Manchester resident	44	Paragraph	9.11	When!? St Michaels, for example, had a different low to mid rise SRF and MCC leaders met with developer and architect in many meeting to increase land massing and size. Library Walk, The Factory, many schemes are just given by the technocrats despite public money being used. This is not a genuine statement and you are not holding your own leaders accountable whatsoever or having a democratic or considered approach to pre-planning, which can lead to so many damaging decisions and shortcomings for an ambitious and smart city of active citizens.		Comments noted.
Manchester Disabled People's Access Group	99	Paragraph	9.11	As stated previously, disability issues should be consulted on at every occasion as most recent developments have not done so with major consequences.	Engagement with disabled people's access groups should be required	Please see response to your comment ID 97. In addition disabled access is covered through nationally by Building Regulations. The Council tests access issues throughout the planning process.
Manchester Disabled People's Access Group	100	Paragraph	9.12	It is surprising to read this as recent developments have not included consultation with local disabled people's groups. All developments should include local consultations with disabled people's organisations or the application is delayed until it happens.	ensure that planning applications that do not include local consultation on accessibility for all disabled people is	Please see response to your comment ID 97.

					delayed until the consultations take place.	
Manchester Disabled People's Access Group	101	Paragraph	9.13	It is also required under the Public Sector Equality Duty that Planning Authorities take the initiative to ensure that discrimination doesn't take place.	MCC should use the requirements of the Equality Act to ensure that developers consult	Please see response to your comment ID 97.
Manchester resident	45	Paragraph	9.15	I have been to the Planning Meeting and the quorum has only just been met. There is a reserves list. Councillors fall asleep. They seem ill prepared to assess applications. The bow to political and property biases and influences. There should be more intense training and fines for those who do not attend. They should assess genuine consultation data and also be made to have some form of advocacy related work to be on that committee.		Your comments are noted but they lie outside the scope of this consultation. The Council's constitution addresses the issues you raise.
Manchester Disabled People's Access Group	102	Paragraph	9.15	Agree that the Planning and Highways Committee should have training on accessibility issues as have other local authorities <i>MCC addition: for clarification - this comment is an agreement with the previous comment, rather than agreement with a statement in the SCI.</i>	Provide training for councillors sitting on Planning and Highways committees	Your comments are noted but they lie outside the scope of this consultation. The Council's constitution addresses the issues you raise.
Manchester resident	46	Paragraph	9.17	You need to consider the difference of CGIs and the final product. If there is a big juxtaposition there need to be fines or a reserve to ensure improvement up to what those images were sold as.		Comments noted.

Rusholme and Fallowfield Civic Society	124	Getting help from Planning Aid	10	Thank you for providing information on the services available from Planning Aid.		Support welcomed.
Age-Friendly Manchester Design Group	148	Getting help from Planning Aid	10	If a small group or individual realised in the middle of a consultation that they require additional support from an organisation like Planning Aid; does that mean the consultation period would have expired before they gained the necessary assistance?		If you feel that you need additional time to make comments on planning policies during consultation periods, please contact us as soon as possible and we will let you know whether we will be able to accept late submissions. In practice this has often been possible.
Trafford resident	20	Paragraph	10.1	From the website that you link to: encourage this: http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/	Support Neighbourhood Planning Forums	Agree that this is a useful website to point community groups to in relation to Neighbourhood Planning. This is more relevant to the Neighbourhood Planning section, where the SCI sets out the support that the Council will provide to you if you are working on Neighbourhood Planning, therefore this section will be amended to state at the end of paragraph 8.7 that Planning Aid also offers support to groups working on this, and to give this weblink. In addition 10.1 will be amended to state that Planning Aid offers support in relation to Neighbourhood Planning as well as on planning applications etc.
Manchester resident	48		Picture 1.1	Listening has to be genuine. Past consultations have been an absolute waste of time. Clearly decisions were already made and weren't going to change. Lip service at best. Where genuine and useful input was given during consultations it was ignored - even ridiculed by former MCC leader - and the outcome was much to the city's detriment. Piccadilly Gardens a very obvious example. Users of the City will often know what will work and wont, much better than architects or	Needs to be more than lip service. Genuinely listen and respond. We know the city better than most	Comments noted. Decision-making on planning applications is a transparent and democratic process and decisions are never made without the relevant neighbour notification and publicity. Comments received are an important factor in the decision making process.

				planners who simply want it off their desks. We've got to live it - and many now loath past decisions or the detail that wasn't taken care of. We are left with a legacy of buildings and public spaces that are poor quality, dirty looking and difficult to maintain.	professionals so our' insight should be seized on from the start.	
Manchester Disabled People's Access Group	62		Pict ure 1.1	<p>It is important that consultation includes a wide range of organisations and different methods of consultation to read young people, voluntary organisations and in appropriate formats to meet the needs of disabled people, including blind and partially sighted people including text versions for people who use text browsers which cannot read images.</p> <p>It is also important that consultations allow for at least 3 months as it takes a while for people to access alternative formats and to allow for contacts and meetings for members of organisations. This was identified in the Compact agreed a few years ago and available on the City Council website, "Working Together: A Compact for Manchester"</p>	Important to commit to long consultation times as agreed in the Compact and for formats and arrangements for consultation are reviewed and improved	<p>We try to make planning policy engagement events as accessible as possible to meet the needs of different groups of people, as set out in paragraph 2.6 of the SCI. A range of engagement methods are set out in the summary tables for each type of policy document in later chapters of the SCI. We will try to accommodate requests for materials in alternative formats and wording will be added to paragraph 2.6 of the SCI to refer to this.</p> <p>The timescales for consultation periods for policy documents as set out in the SCI are in line with statutory requirements. In practice we often consult for longer periods - the SCI will be amended to refer to this.</p>
Manchester resident	49		Pict ure 1.2	<p>Consultation and neighbour notification is far too late and the decision has already been made by planners to approve and the rubber stamp applications. Then comes the Planning Committee who are no more than nodding dogs. Objections don't get any credence and the detail and impact of schemes is brushed over as the applicant say there isn't a problem - when often there is on access, anti social behaviour, transport etc that will blight the buildings and local areas once built.</p>	Consultations all too late and planning decisions just a rubber stamp.	Please see response to your comment ID 48.
Klonsbrook	61		Pict ure 1.2	<p>We have had 2 major planning applications in our area in the past 3years, concerning large properties with an impact on the whole area in terms of change of use of the buildings and traffic and appearance of the area. In</p>	Suggestions for improving process when large scale	The Council sends out neighbour notification letters in line with the requirements of the Development Management Procedure Order 2015, and must allow enough time for comments to be made. In addition to

Resident s Associati on				<p>both cases the numbers of residents who received a letter advising them of the planning application was very narrow - immediate neighbours and houses opposite. It seems inappropriate to have a one size fits all approach to the planning process. An extension to a house is very different to making a building a private hospital facility, and there should be a more considered strategy for ensuring that all interested parties are consulted.</p> <p>With regard to making comments on the council system, residents have reported that there is no acknowledgement of the comment, so it is not clear whether it has been considered. Ideas to improve process : acknowledge comments and notify those who do appeal of the outcome of the application and notification of the outcome of the application.</p> <p>Time to comment appears to be very short too, with Residents having received letters very close to the closing date.</p>	<p>developments or change of use are concerned. Need wider distribution of notice letters under certain circumstances. Acknowledgement of appeals and notification of outcome of application to those who have appealed</p>	<p>these statutory requirements, we encourage developers to carry out wider consultation with the community for more significant development proposals as these will have a greater impact, as you say. However legally we cannot require developers to do this. In response to your point about acknowledgement of comments unfortunately we are not able to acknowledge receipt as we receive such a large volume of representations. However you can track applications online via Public Access and choose to receive email notifications about their progress, such as the committee date for determining the application. Committee reports summarise the comments which have been received during the public consultation period.</p>
Manches ter Disabled People's Access Group	65		Pict ure 1.2	<p>The diagram is displayed in very small print and a new version needs to be designed to make it possible for visually impaired people including older people to read this, also a text version needs to be provided.</p>	<p>More accessible design of the diagram.</p>	<p>We will make the diagrams and pictures more accessible in our planning policy consultation documents and we will amend the SCI to refer to this.</p> <p>We will add text descriptions to diagrams and pictures so that this can be picked up when planning policy documents are read online via our consultation portal. We will enable images to be opened as popups when read via the portal, so that they can be viewed in a large format, and so that they can be copied and pasted as text if necessary. In our PDF versions of consultation documents we will use high resolution images so that users can zoom in to enlarge the image</p>

						<p>without losing clarity. We will offer text versions of diagrams and charts on request.</p> <p>If you are viewing consultation documents via our consultation portal there is information about the accessibility settings under "accessibility" towards the top right hand of the page. Users can make the font larger from this page and also view an index of where the keyboard access keys will take them if they use these.</p>
Age-Friendly Manchester Design Group	130		Picture 1.2	<p>Where diagrams are defined by colour, a key should be provided alongside especially if printed versions are available only in black and white not colour.</p> <p>The diagrams of the planning process feature text that is too small.</p>		<p>The reference to the colour of the boxes has been removed from paragraph 1.3 as it is not needed to explain the diagram.</p> <p>We use high resolution diagrams in PDFs so that you can zoom in to make the diagram and text much larger without it becoming blurred.</p>
Trafford resident	15	Local Plan consultation stages	Picture 4.1	<p>Whilst what is 'possible' is informative, it should surely illustrate what needs to happen for consultation to be considered a genuine attempt to engage?</p>	Possibly Improbable	<p>The consultation methods to be used will depend on the scope of the policies being consulted on. The diagrams summarising consultation stages for Local Plans, Supplementary Planning Documents, Planning Frameworks and Neighbourhood Planning will be amended to show in bold the methods that will definitely be used at each stage.</p>
Manchester resident	32	Local Plan consultation stages	Picture 4.1	<p>Social media? I have NEVER seen MCC promote awareness about planning applications! For example, the Gaskell Campus demolished for a private hospital went through with barely anyone being aware of it or making the news. I see little evidence of genuine communications. That is EASY to remedy if this is to mean anything at all!</p>		<p>Picture 4.1 refers to consultation on policies in Local Plans, which are promoted through social media. Consultation methods for planning applications are set out in Chapter 9 and social media could potentially be a method that developers might use at the pre-application stage.</p>

Rusholme and Fallowfield Civic Society	125	Local Plan consultation stages	Picture 4.1	I do think that any information should be emailed out by the relevant Neighbourhood Officer to their list of contacts.		Comments noted. Emails are shown in the summary diagram as a consultation method which we will use during Local Plan preparation. As a minimum this will be emails to people on the planning policy database, but in addition we will ask neighbourhood officers to circulate consultation information to their contacts as well. Reference to this will be added to the SCI.
Manchester Disabled People's Access Group	81	Local Plan consultation stages	Picture 4.1	All information should be provided in alternative formats and events and meetings should be accessible for all disabled people. More imaginative formats and events should be provided for some groups.	All information should engage everyone and be accessible	It isn't always possible to guarantee that all planning policy documents will be available in different formats as standard. However we will try to accommodate requests for materials in alternative formats where we can and wording will be added to paragraph 2.6 of the SCI to refer to this.
Manchester Disabled People's Access Group	103	Local Plan consultation stages	Picture 4.1	Poor colour contrast - blue text on blue background making it difficult to read. Please provide text alternatives for people using text browsers which cannot read images	More accessible design of diagrams	We will amend the font colour in Picture 4.1. We will offer text versions of diagrams and charts on request and the SCI will be amended to refer to this.
Manchester Disabled People's Access Group	90	Planning Framework consultation stages	Picture 7.1	Firstly accessibility of the fonts is poor, blue on blue particularly bad Also needs more engagement methods	improve accessibility of text and range of engagement strategies	Additional engagement methods are often used by developers / landowners in advance of the formal consultation on a planning framework by the Council. Picture 7.1 will be amended to show this. We will also amend the font colour. We will offer text versions of diagrams and charts on request.
Manchester Disabled People's Access Group	107	Planning Framework consultation stages	Picture 7.1	Please see previous comments on poor colour contrast and lack of text alternative	More accessible information in diagrams	Please see response to your comment ID 90.

<p>Manchester Disabled People's Access Group</p>	<p>95</p>	<p>Summary of Neighbourhood Planning consultation stages</p>	<p>Picture 8.1</p>	<p>See previous comments on lack of accessible and colour contrasted text and the design of the diagram and need for text version</p> <p>Also range of consultation options are limited as some people may need to meet to discuss the issues and do not use websites, social media and emails.</p>	<p>Improve design of diagram and consultation options</p>	<p>We will change the font colour in Picture 8.1. We will offer text versions of diagrams and charts on request and the SCI will be amended to refer to this.</p> <p>Neighbourhood Plans and Neighbourhood Development Orders are initiated and prepared by the community rather than by the Council, with our role and therefore the consultation methods used being more limited than for Local Plans and Supplementary Planning Documents. As shown in the table the engagement processes whilst the Neighbourhood Plan / Neighbourhood Development Order is being prepared are determined by the Neighbourhood Forum / parish council who is producing it. However we will encourage the use of a broad range of engagement methods and paragraph 8.7 will be amended to refer to this.</p>
<p>Trafford resident</p>	<p>19</p>	<p>Advertisement and Consultation Methods</p>	<p>Table 9.1</p>	<p>Inadequate and woefully underdeveloped engagement streams.</p>	<p>Do More</p>	<p>Table 9.1 sets out the engagement methods for advertising planning applications in line with legal requirements. In addition to these methods the Council will encourage developers to consult at the pre-application stage, with paragraph 9.10 suggesting methods to be used as appropriate. We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage.</p>
<p>Manchester resident</p>	<p>42</p>	<p>Advertisement and Consultation Methods</p>	<p>Table 9.1</p>	<p>Your ways of communicating these applications are beyond flawed. There is little advocacy or seemingly genuine communications. There is no impetus for pre-planning consultation, you do not reach the many groups interested in these applications. Much of MCC policy seems to be to do the statutory minimum and hide from significant applications from public</p>		<p>We encourage developers to carry out pre-application consultation for larger scale applications - please see paragraphs 9.7-9.13 of the SCI. We will add an appendix to the SCI to provide guidance on early developer-led engagement at the pre-application stage. However the Council cannot legally require developers to engage with communities at this stage,</p>

				<p>knowledge. The research is appalling. It needs to be involved with genuine outreach from @ourmcforum and many other ways to enhance communications with your many paid communication staff, who should also be making accessible public research for improving schemes ambitions.</p>		<p>nor can we force them to use particular methods.</p> <p>Table 9.1 sets out the engagement methods for advertising planning applications in line with legal requirements.</p>
<p>Manchester Disabled People's Access Group</p>	<p>108</p>	<p>Advertisement and Consultation Methods</p>	<p>Table 9.1</p>	<p>Voluntary sector organisations need to be included in this notification especially in relation to access for older and disabled people. Agree with previous comments about the need to improve communication and notification and consult on this. Letters are not always understood and local organisations may not be reaching a wide range of disabled people and people with long term health issues such as dementia. Developments and design documents may have major implications for accessibility in neighbourhoods and the city centre. It is stated elsewhere that MCC is committed to improving access through the requirements of the Equality Act and the Public Sector Equality Duty so this should be reflected through the notification processes.</p>	<p>Notification and advertisement methods need vast improvement to be more inclusive.</p>	<p>Table 9.1 sets out the legal requirements in relation to advertisement of and consultation on planning applications. As set out in the paragraphs following the table, we encourage developers to consult the community before they submit a planning application for a significant development, and this often includes a range of engagement methods beyond the ones in Table 9.1. We have added a diagram to Chapter 9 to summarise the different consultation methods which are used at both the pre-application stage and once a planning application has been submitted.</p> <p>Once a valid application has been submitted it will be available publicly via Public Access, as set out in paragraph 9.6 of the SCI.</p>