



Economy and Regeneration Scrutiny Committee

Date: Monday, 16 October 2023

Time: 2.00 pm

Venue: Peter Pan Room, Gorton Library, Gorton Hub, Garratt Way, Manchester, M18 8HE

This is a **Supplementary Agenda** containing additional information about the business of the meeting that was not available when the agenda was published

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Membership of the Economy and Regeneration Scrutiny Committee

Councillors - Johns (Chair), Benham, Hussain, Iqbal, Northwood, Richards, I Robinson, Taylor, Abdullatif and Shilton Godwin

Supplementary Agenda

6. Strategic Regeneration Frameworks and Neighbourhood Development Frameworks Overview 3 - 28

Report of the Director of City Centre Growth & Infrastructure and Director of Strategic Housing & Development

This report provides an overview of the role, purpose and process of producing Strategic Regeneration Frameworks (SRFs) and Neighbourhood Development Frameworks (NDFs) for different areas of the city. It also provides some case studies of SRFs and a list of existing and upcoming SRFs and NDFs.

Further Information

For help, advice and information about this meeting please contact the Committee Officer:

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This supplementary agenda was issued on **Wednesday, 11 October 2023** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension (Library Walk Elevation), Manchester M60 2LA

Manchester City Council Report for Information

Report to: Economy and Regeneration Scrutiny Committee – 16 October 2023

Subject: Strategic Regeneration Frameworks and Neighbourhood Development Frameworks Overview

Report of: Director of City Centre Growth & Infrastructure and Director of Strategic Housing & Development

Summary

This report provides Members with an overview of the role, purpose and process of producing Strategic Regeneration Frameworks (SRFs) and Neighbourhood Development Frameworks (NDFs) for different areas of the city. It also provides some case studies of SRFs and a list of existing and upcoming SRFs and NDFs.

Recommendation

Economy and Regeneration Scrutiny Committee Members are requested to note and comment on the contents of this report.

Wards Affected: All

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

Strategic Regeneration Frameworks set out the broad approach to how development can achieve high environmental standards. As proposals progress from high level frameworks to development plans and schemes, the specific details on how this will be achieved is captured within planning applications. The aspirational environmental and sustainability elements of frameworks are updated in line with best practice as new standards emerge.

Examples include the SRF at First Street, which has facilitated the delivery of some of the city's exemplar commercial developments. No.8 First Street has achieved BREEAM Excellent and the Net Zero Carbon Plot 9a is due for completion in 2024. Under the NOMA framework, the delivery of 4 Angel Square, a 200,000 sq. ft. operationally net zero operational building, has been achieved.

Individual SRFs also set out the approach to connectivity. The primary focus is on sustainable modes of transport, ensuring strong links to public transport modes and delivering safe, functional, and attractive active travel routes. They also include green and public spaces where appropriate, which can contribute to climate change mitigation. SRF's take a place-based approach, addressing opportunities to include

new homes close to employment sites where appropriate and leisure facilities, reducing the need to travel to work.

Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

Frameworks include anticipated high-level job opportunities where appropriate, that will be delivered both during construction and post-delivery. SRFs also play a role in articulating the commitment in respect of equality, diversity and social value. NOMA represents a good example of this, with the development partnership connecting to the wider community through a range of initiatives and activities. The detail and achieved outputs for the NOMA development are captured in a socio-economic impact report:

https://www.noma-manchester.com/dl/NOMA_Economic_Social_Report.pdf

A primary function of SRFs is to seek to improve connections between neighbourhoods and communities. Recent schemes at the edge of the traditional city centre boundary have sought to provide better connectivity and inclusion with adjacent areas. An example of this is ID Manchester, where linkages are being improved through to Mayfield and the wider Piccadilly area.

Manchester Strategy outcomes	Summary of how this report aligns to the OMS/Contribution to the Strategy
<p>A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities</p>	<p>SRFs/NDFs are based around identified strategic areas, sites, and neighbourhoods, and subsequently guide development within these locations.</p> <p>These schemes incorporate different uses, where appropriate, including residential, commercial, cultural and leisure assets set within high quality public spaces. This supports the city's drive to attract and retain businesses and a range of employment opportunities, across all levels and within a diverse range of sectors. High level employment targets are often included within frameworks.</p>
<p>A highly skilled city: world class and home grown talent sustaining the city's economic success</p>	<p>Development within the city, as captured within the range of approved SRFs & NDFs has underpinned Manchester's ability to attract and retain talent.</p> <p>Frameworks enhance the confidence of the city's thriving commercial sector; the proximity of residential development to these businesses allows greater access to job and training opportunities for Manchester residents.</p> <p>Manchester's wider business ecosystem has also supported the city's economic success. SRFs have guided the creation of significant volumes of high-quality homes across the city, of varied type and tenure. The frameworks have also shaped major cultural, leisure and retail infrastructure delivery which has strengthened Manchester's consistent ranking as the UK's most liveable city.</p>

<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>Physical connectivity and accessibility are a fundamental element of SRFs/NDFs.</p> <p>As development has been brought forward in strategic locations across an expanded city centre and the wider city, enhancing connections for residents with the opportunities and amenities within the development areas have been vital.</p> <p>For example, development at Manchester Airport has implemented enhanced physical connections between the airport and the Wythenshawe community, whilst MAG have also undertaken initiatives within the local communities to attract and recruit local talent to their workforce.</p> <p>Similarly, within the city centre, initiatives including Mayfield and NOMA, guided by the relevant SRFs, have sought to improve connections to, and the ongoing involvement of, the communities of Ardwick and Collyhurst respectively.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>The provision of public realm and high-quality sustainable design are regular themes addressed within SRFs/NDFs.</p> <p>The frameworks integrate new and improved public realm as a central feature, contributing to climate resilience and increasing biodiversity, and an improved local environment.</p> <p>Frameworks also seek to improve an area's connectivity to transport infrastructure. The priority is to create places that are well connected to all forms of public transport, and to encourage active travel, including pedestrian and cycle routes and infrastructure, all of which minimises the need for car journeys</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>SRFs/NDFs are developed in conjunction with and complementary to the city's existing planning and transport policies.</p> <p>As a result of this aligned approach, frameworks seek to maximise connections to key transport investment and deliver schemes which fully support the city's aspirations and targets in relation to sustainability.</p>

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

Equal Opportunities Policy
Risk Management
Legal Considerations

Financial Consequences – Revenue

None directly from this report.

Financial Consequences – Capital

None directly from this report.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- Executive & Economy & Regeneration Scrutiny Committee reports on individual SRF documents (as this is a high number of reports, they have not been listed individually).
- Individual SRF and NDF documents, as listed in Appendix 1.

1.0 Introduction

- 1.1 Manchester benefits from a having a range of Strategic Regeneration Frameworks (SRFs) and Neighbourhood Development Frameworks (NDFs) approved by the Council, to guide development and regeneration activity across the city. The delivery and implementation of these frameworks are all at different stages, with some fully delivered and others which will continue to be delivered over the next 10 – 15 years. There are also frameworks which are currently in development or being refreshed. A full list of existing and developing frameworks is included at Appendix 1.
- 1.2 The geographies of SRFs and NDFs also varies, with some SRFs focused on specific plots/sites for example the Great Northern Warehouse whilst others consider much large areas of the city, for example Eastlands. Generally, NDFs, as their name suggests, focus on distinct neighbourhoods however they also vary in scale from a set of street and urban blocks, for example the Poland St Zone NDF, through to large district centres such as Wythenshawe.
- 1.3 This approach has proved successful in driving forward the city's regeneration over a number of years. Manchester's SRFs and NDFs provide guidance, at an appropriate local level, to support a holistic and coordinated approach to development across the city, to ensure an appropriate mix of uses that supports the City Council's objectives, and the growth of the city's economy, making it a leading international city to live, work, study, and visit, whilst providing growth that is accessible to all of Manchester's residents. SRFs and NDFs are also important in helping guide the Council (in its capacity as landowner) on how it uses its assets – in the form of buildings and land – to drive delivery of development across the city.
- 1.4 This report sets out the statutory framework which governs the role and content of an SRF/NDF and sets out the steps which informs the drafting and democratic reporting process of SRFs.

2.0 Background

- 2.1 Under the Planning and Compulsory Purchase Act 2004, an SRF or NDF is classed as a type of local development document (LDD). A LDD differs to a development plan document (DPD) in that it does not form part of the Council's development plan and is not independently examined. While a LDD is a material consideration in planning decisions, it is unable to make policy.
- 2.2 It should be noted that the Council's position has always been that SRFs are only one of a number of material considerations to be taken into account when determining planning application. The Council does not rely on these documents as policy documents which is consistent with the legal position.
- 2.3 As a LDD, the purpose of an SRF/NDF is to set out the environmental, social design and economic objectives as guidance for future development, rather than to set out specific criteria for determining planning applications or identify

specific building designs, as these will be later tested through planning applications.

3.0 SRF/NDF Overview

3.1 The structure of an SRF/NDF will need to be considered on an individual basis and may be influenced by a range of factors. However, most approved frameworks follow a similar structure as set out below:

- **Introduction** – Identifying the site to which the framework relates to and presenting and relevant context to aid the readers understanding of the document.
- **Planning Policy context** – Detailing the relevant and approved planning policy relating to the proposals detailed within the early chapters of the document and not in an appendix.
- **Strategic context** – This chapter provides the opportunity to indicate how the proposals link to other Council policies and provide any supporting evidence. Examples of strategic context could include data and linkages to the Council's residential growth and affordable housing targets, zero carbon aspirations or social value approaches.
- **Vision** – The aspiration for development within the SRF area, consistent with existing planning policy.
- **Regeneration Context** – Indicating what has taken place within the framework area historically and highlighting any relevant successful outcomes or challenges which remain.
- **Objectives** – Capturing the environmental, social, design and economic outputs and aspirations for the framework area and based on an analysis of drivers, opportunities and challenges.
- **Implementation and delivery** – An indicative approach to development delivery including details where appropriate on phasing and broad timescales.

3.2 The Council ensures that all frameworks follow a consistent process, from draft through to consultation. This uniform approach ensures transparency and fairness. This process is set out below:

- A draft framework is developed either on behalf of the Council (by a professional team appointed by the Council) or by a landowner / development partner or partnership, in discussion with the Council. All SRF/NDF documents are required to be prepared in line with the latest accessibility guidelines as set by Government.
- In most cases, once a draft SRF/NDF is received officers will table a report to the Council's Executive. This report summarises the framework's

content and requests approval to consult on the proposals. In the case of some NDFs, these may go directly to public consultation, with the final draft version going to Executive post-consultation for consideration.

- Once approved for consultation, a non-statutory consultation process is undertaken. The consultation process is normally for a 6-week period, but may occasionally vary slightly, for example, to take account of holiday periods. It typically includes a mailout to stakeholders informing them of the consultation and how to engage, alongside a consultation web page. Responses from all stakeholders are welcomed online, via email or letter. This activity may also be supplemented by consultation events or other activities, normally undertaken by the development partner.
- Following the end of the consultation, a report is presented to the Council's Executive on the outcome of the consultation, which responds to the comments received and notes any proposed amendments that could be included in the draft SRF/NDF as a result of the consultation. This report will seek the Executive's agreement of any suggested amendments, and to the approval of the document as a material consideration for the local planning authority.
- Once approved, the document is hosted as an approved framework on the Council's website for public access.

- 3.3 As SRFs/NDFs typically set out the development approach over a 10–20-year period, it is common for frameworks to regularly be reviewed and refreshed, as proposals are refined, and to take account of evolving market conditions. For example, the St John's area SRF was updated to reflect changing market conditions and to meet demand for more workspace and commercial offices.
- 3.4 The development of an approved SRF/NDF can also support the process of securing inward investment or delivery funding for a scheme. This can be internally through the allocation of Council capital funding, within the wider public sector through supporting any Council funding bids to Government but also within the private sector. The Council's private sector funding partners are often supported in securing development funding by an approved SRF which sets out the high-level development principles for a scheme.
- 3.5 An SRF can also strengthen the identification of a development partner and bring together a range of other partners such as Central Government, Homes England, TfGM and a range of statutory agencies to work collaboratively. This has been the case in a number of instances, including at Mayfield where a framework helped a competitive tender process for the identification of the most appropriate development delivery partner. This has also recently been the case at ID Manchester.

4.0 Case Studies

First Street

- 4.1 First Street has over the past decade undergone a phased programme of major regeneration.
- 4.2 The original framework for the site was developed and approved in 2010 and set out the vision to deliver a new mixed-use neighbourhood at this southern entrance to the city centre.
- 4.3 Anchored by the cultural centre HOME, the first phase of development also saw the delivery of Grade A commercial floorspace, a new hotel, multistorey car park, and a mix of retail and leisure facilities and public realm.
- 4.4 The SRF for First Street has been subsequently refreshed in 2012, 2015, 2018 and 2020. The updates to the framework have been aligned with the original site development principles but have responded to the area's success as a desirable and increasingly popular location for key growth sectors. They have, for example, increased the size of the area for commercial development, and consequently increased the floorspace to attract further growth sector businesses.
- 4.5 The approved Strategic Regeneration Frameworks for First Street have continued to guide the developer's comprehensive regeneration of the neighbourhood. The latest phase of development currently on site is delivering a mix of new homes alongside further high quality commercial floorspace which seeks to achieve the highest levels of sustainability within the city.

Mayfield

- 4.6 The Mayfield project is led by The Mayfield Partnership made up of Manchester City Council, London & Continental Railway (LCR), and Transport for Greater Manchester (TfGM) and development partner U+I.
- 4.7 A Strategic Framework for the area was first produced, approved and published in 2010, and was subsequently refreshed in 2014 and in 2018, following the appointment of U+I as the delivery partner. The SRF provides the basis for the Partnership to bring forward delivery of the transformational regeneration of the site. It sets the overall ambition to create a new neighbourhood, comprising 1,500 new homes, 1.6 million sq. ft of high-quality workspace, retail, and leisure opportunities, with the potential for up to 10,000 new jobs.
- 4.8 The first Phase of delivery commenced in 2020, delivering the new 6.5-acre Mayfield Park. This public park opened in September 2022, and is the first city centre park in more than 100 years. The opening of the landmark park has kick-started further phases of development at Mayfield, with new commercial development expected to begin in early 2024.

Gorton

- 4.9 A Neighbourhood Development Framework for Gorton was endorsed by the Executive in January 2023. The framework was commissioned from a professional team made up of urban designers and commercial advisors as part of the Council's renewed focus on District Centres, and in recognition of the significant potential for jobs and growth in Gorton.
- 4.10 The NDF provides an analysis of the existing physical, social and economic conditions in Gorton, and sets out a series of high-level proposals for the district centre in terms of new public realm, new homes, and wider 'placemaking' considerations. This last point is an important one, as one of the failings identified in Gorton was the weak 'sense of place', due to various factors including the severance created by Hyde Road, as well as the loss of the historic street pattern. The framework proposes a new public square outside the existing Gorton Market to address this, along with a long-term re-orientation of activity and building frontages onto Garratt Way, which was the historic 'centre'.
- 4.11 This process of re-orientating the district centre has already begun with the building of the new Gorton Hub. Shared Prosperity Funding has been earmarked for the construction of the new public square, whilst over the longer-term the library site and other sites in and around Garratt Way will be used for mixed-tenure residential development, with active ground floor uses helping to generate activity and animation at street level. The NDF provides a clear vision and commitment to development that will enable officers to engage with housing developers and Registered Providers as appropriate.

5.0 Conclusion

- 5.1 The comprehensive suite of SRFs and NDFs in place across Manchester enable a holistic approach to be taken to the regeneration of neighbourhoods, the city centre and the city as a whole, to deliver the best outcomes for those that live, work and visit the city. They inform about future plans and priorities, how we take forward place-making and shaping, and gives stakeholders the opportunity to input into those frameworks.
- 5.2 The frameworks set out the broad objectives and aspirations for the relevant area, to guide development plans. The documents are used as material considerations during the planning process, when the specific detailed proposals for the sites are brought forward and assessed.
- 5.3 Recommendations appear at the front of the report.

Appendix 1 - Approved Frameworks List

City Centre

Title	Description	Date	Development Status
Ancoats & New Islington Neighbourhood Development Framework (NDF) and Poland Street Zone NDF	<p>A key strategic regeneration priority for the city guiding a phased programme of regeneration that has coordinated the delivery of significant residential, retail, and commercial development.</p> <p>Further development is planned which will deliver 4,500 new homes between the City Centre and the Etihad Campus in east Manchester.</p>	<p><u>A&NI</u> Approved 2016</p> <p><u>Poland Street Zone</u> Approved 2020</p>	<p>Major phases complete.</p> <p>Further commercial & residential development on site</p>
Aytoun Street (Kampus)	<p>Development creating a vibrant and creative mixed-use neighbourhood which has delivered:</p> <ul style="list-style-type: none"> • 533 new apartments • A mix of retail & leisure amenities. • Enhanced connectivity with Piccadilly and Mayfield. • Public realm investment delivering new public streets and squares. 	Approved 2015	Fully developed
Central Retail Park	A desirable commercially led district on the site of a former retail park. The	Approved 2020	Pre-Planning

	<p>vision details the potential to deliver:</p> <ul style="list-style-type: none"> • Circa 1 million sq. ft. of new workspace/offices. • Accommodate circa 10,000 jobs. • Create appropriate public realm and active travel connections. 		
First Street	<p>The delivery of a phased programme of regeneration with the vision to create a mixed-use neighbourhood which provides:</p> <ul style="list-style-type: none"> • A new cultural facility, HOME • 2.6m sq. ft. of new commercial space • 1.2m sq. ft. of office space, retail, leisure • A 4-star hotel space 500,000 sq. ft. • A mix of new residential development 	<p><u>Original</u> Approved 2010</p> <p><u>Refresh</u> Approved 2012 2015 2018 2020</p>	<p>Major phases complete.</p> <p>Further commercial & residential development on site</p>
Former BBC Site, Oxford Road (Circle Square)	<p>Development of a four-hectare commercially led mixed use neighbourhood within the Oxford Road Corridor with the aspiration to deliver:</p> <ul style="list-style-type: none"> • 2.25m sq. ft. of floor space 	Approved 2015	Major phases complete, final commercial plot currently on site

	<p>comprising 1.34m sq. ft. of commercial space.</p> <ul style="list-style-type: none"> • 650 new apartments • A mix of retail and leisure amenities • A new hotel and multi-storey car park 		
Former Boddington's Brewery Site	<p>The redevelopment of the former Boddington's Brewery occupied site.</p> <p>The framework set out the opportunities to create mixed use development at this gateway to the city centre from North Manchester. This Scope included:</p> <ul style="list-style-type: none"> • New of residential accommodation • A mix of commercial space and retail amenities • Improved connections with Victoria station and the wider city centre from the north • £140 million brand new Manchester College City Campus • New hotel accommodation 	<p><u>Original</u> Approved 2015</p> <p><u>Refresh</u> Approved 2019</p>	Initial phases complete, further development on site and in pipeline.
Great Ducie Street	The Great Ducie Street SRF sets out	Approved 2018	No development yet, brought forward outside of

	<p>the vision and objectives for the development and regeneration of the Great Ducie Street area in Manchester City Centre. This framework sets out the opportunity to create a mixed-use neighbourhood with a strong sense of place and community, building on the existing commercial base and introducing new opportunities for education, housing, leisure, and culture whilst enhancing the connectivity and accessibility of the area.</p>		Former Boddington's Brewery Site.
Great Jackson Street	<p>Residential led development that is transforming Manchester's skyline.</p> <p>The initial phase of development has already delivered 2,600 new homes alongside a mix of retail and leisure amenities. When complete the site collectively will provide:</p> <ul style="list-style-type: none"> • 7,000 new homes. • New City Centre green space • A primary educational facility • A new healthcare facility 	<p><u>Original</u> Approved 2015</p> <p><u>Refresh</u> Approved 2018</p>	Initial phases complete, further residential on site and in pipeline.

	<ul style="list-style-type: none"> • A mix of retail outlets, cafes, and restaurants. 		
Great Northern Warehouse	<p>The Great Northern complex is a major 4.5-hectare site, in a prime location. The SRF outlines the opportunity to redevelop the Grade II* Listed Great Northern Warehouse to facilitate the delivery of:</p> <ul style="list-style-type: none"> • A mix of 746 new homes • 150,000 sq. ft. of flexible commercial space • An enhanced retail and leisure offer • Improved public realm and new pedestrian routes. 	<p><u>Original</u> Approved 2017</p> <p><u>Refresh</u> Approved 2019</p>	<p>Planning Approved</p> <p>Planned start 2024</p>
Jacksons Row / Bootle Street (St Michaels)	<p>Located between Albert Square and Deansgate and encompassing the former Bootle Street Police Station.</p> <p>The SRF captured the aspiration to deliver:</p> <ul style="list-style-type: none"> • 160,000 sq. ft. of grade A office space, • 40,000sqft of new F&B accommodation • 188 residential units • A 190-bed full service 5-star 	Approved 2015	First phase on site

	hotel with new public realm.		
Knott Mill	<p>An area which has a distinctive sense of place and unique architectural and historical characteristics.</p> <p>The framework set out a sensitive approach to development within the area which has the potential to deliver:</p> <ul style="list-style-type: none"> • 230,000 sq. ft. of new commercial floorspace • 750 new jobs • 150 new homes 	Approved 2019	Initial phases of development underway
Manchester Science Park	The original SRF and subsequent refreshes have guided development activity at Manchester Science Park that supports the area's enhancement as a key interface between science, research, academia, and business.	<u>Original</u> Approved 2014 <u>Refresh</u> Approved 2019 Approved 2022	Initial phases complete, further development on site and in pipeline.
Mayfield	<p>The SRF for the site details the ambition to create a new neighbourhood comprising:</p> <ul style="list-style-type: none"> • 1,500 new homes • 2.3 million sq. ft of high-quality commercial spaces including office, retail, and leisure opportunities. 	<u>Original</u> Approved 2010 <u>Refresh</u> Approved 2014 Approved 2028	Initial phase Mayfield Park complete, with further development on site and in pipeline.

	<ul style="list-style-type: none"> • The potential for up to 10,000 new jobs. • New hotel accommodation • 6.5-acre Mayfield Park 		
New Cross	<p>The New Cross NDF sets out the ambition to create a vibrant residential led neighbourhood, located between Oldham Road and Rochdale Road, which delivers circa 2000 new homes, a mix of hotel accommodation and new public realm and connections improving the activation of Rochdale Road and links into the city centre. The Victoria North SRF, approved in 2019, has since replaced all elements of the New Cross NDF save for the Development Framework and Principles relating to Zone A and all elements of the New Cross Public Realm Strategy (2017) which have been retained.</p>	<p><u>Original</u> Approved 2015</p> <p><u>Refresh</u> Approved 2016</p> <p><u>Public Realm Strategy</u> Approved 2017</p>	<p>Major phases complete including hotels, apartments, conversions/refurbishments . Further phases of development in pipeline.</p>
NOMA	<p>Guided by a Strategic Regeneration Framework, development has seen the rejuvenation of the historic Co-operative Group Estate.</p> <p>When complete the major programme of</p>	<p><u>Original</u> Approved 2010</p> <p><u>Refresh</u> Approved 2016 2020</p>	<p>Initial phases complete, further development on site and in pipeline.</p>

	<p>regeneration at NOMA will deliver:</p> <ul style="list-style-type: none"> • A total of 4 million sq. ft. of new and refurbished office space • 15,000 new jobs in the city • 1m sq. ft. of residential accommodation • 400,000 sq. ft. of leisure and retail units 		
ID Manchester (North Campus)	<p>The 26-acre, University of Manchester owned site represents the opportunity to create a world-class community for innovation, collaboration, and enterprise.</p> <p>The SRF captures the potential to create:</p> <ul style="list-style-type: none"> • Over 6000 new jobs. • 3.5 million sq. ft. of mixed-use space, including innovation led commercial spaces. • 3 acres of high-quality public realm 	<p><u>Original</u> Approved 2019</p> <p><u>Refresh</u> Currently being updated</p>	Currently refreshing SRF prior to development of detailed planning applications.
Oxford Road Corridor	The Oxford Road Corridor is Manchester's innovation district, covering one square mile, leading south from the City Centre.	<p><u>Original</u> Approved 2018</p> <p><u>Refresh</u> Approved 2019</p>	Initial phases complete, further development on site and in pipeline.

	<p>The Oxford Road Corridor contains 50% of the region's key innovation assets, with specialisms in life sciences and digital technology.</p> <p>Due to the area's unique make up, with two major universities, and Europe's largest clinical academic campus, a strategic framework provides guidance on the development principles and aspirations for the area. This links to other approved SRFs for sites which fall within the Oxford Road Corridor including ID Manchester, MSP and Circle Square.</p>		
Piccadilly	<p>Manchester Piccadilly represents one of the largest development opportunities in the UK and has the potential to make a significant impact on both the growth of the local, regional, and national economy. The SRF sets out the scope to deliver:</p> <ul style="list-style-type: none"> • 40,000 new jobs • 13,000 new homes • 9 million sq. ft of new commercial development. • A new fully integrated 	<p><u>Original</u> 2014</p> <p><u>Refreshed</u> 2018</p>	<p>Development delivered, underway and in the pipeline at Mayfield, Portugal St East & Piccadilly Basin.</p> <p>Development activity within Piccadilly Central linked to HS2 programme.</p>

	transport hub aligned with the delivery of major rail investment including HS2 and NPR.		
Piccadilly Basin	Mixed Use SRF comprising residential and commercial development alongside a network of high-quality public spaces linking with neighbourhoods including Ancoats, New Islington and New Cross.	Approved 2016	First phase of development delivered with a further phase in the pipeline.
Portland Street	<p>A mixed-use scheme covering four distinct plots adjacent to Manchester's Gay Village.</p> <p>The framework set out how a phased approach to regeneration could provide a mix of uses driven by hotel accommodation, office floorspace and new retail and leisure spaces at street level.</p>	Approved 2018	First phase of development complete (2 hotels) with a further phase in the pipeline.
Portugal Street East	<p>Residential led development close to Piccadilly Station. The SRF for the site details a scheme which will deliver:</p> <ul style="list-style-type: none"> • A new public park and comprehensive public realm scheme with connectivity to a new urban 	Approved 2017	Initial phase complete, further phases currently on site and in development pipeline.

	<p>square via pedestrian and cycle links.</p> <ul style="list-style-type: none"> • 275 bed 14 storey hotel • c. 1100 apartments • New amenity space • Retail and leisure use to activate the ground floor. 		
Ramada Complex	<p>Historically occupied by the Renaissance Hotel the area represented a longstanding strategic regeneration priority for Manchester City Council. Regeneration of the site will see the delivery of a mixed-use scheme offering:</p> <ul style="list-style-type: none"> • A new 203 bed, 4-star Treehouse Hotel • 320 new homes • 40,000 sq. ft of commercial office space • 660 jobs created. 	Approved 2019	Development of hotel & office on site. Residential to follow.
Spinningfields	<p>One of the largest recent regeneration projects in the country, guided by a framework, Spinningfields is now a major commercial district, which also provides a leisure destinations and residential offer. The site is now fully complete providing:</p>		Fully developed

	<ul style="list-style-type: none"> • Over 3.5m sq. ft. of Grade A office space • 450 residential apartments • 4 new public squares • 165 commercial organisations • Significant retail outlets, bars and restaurants, • Civic usage through the Civil Justice Centre, Magistrates and Crown Court. 		
St Mary's Parsonage	Developed in collaboration with a number of the major landowners within the area, the SRF sets out the overarching vision for the neighbourhood as a commercially led, mixed-use district, set around high-quality public spaces.	<u>Approved</u> 2020	First phases of development currently on site
St Johns	<p>The £1bn development of the 13-acre former ITV Granada site is being delivered by Manchester Quays Ltd (MQL), a partnership between Manchester City Council and Allied London. When complete the area will house:</p> <ul style="list-style-type: none"> • Enterprise City, the commercial area of St John's, providing a mix 	<u>Original</u> Approved 2014 <u>Refresh</u> Approved 2016	Development on site

	of flexible workspace <ul style="list-style-type: none"> • The Factory Manchester • A 179 bed hotel • A mix of residential accommodation • Up to 10,000 new employment opportunities 		
Water Street	The aspiration for Water Street is to provide a high-quality, high-density residential-led scheme, within a high-quality environment that embraces and integrates with the river and connects to the rest of the city centre, including the neighbouring St John's regeneration area. The Water Street SRF is due to be updated later in 2023.	<u>Original</u> Approved 2010 <u>Refresh</u> Approved 2016	The Water Street SRF is due to be updated later in 2023. Development not yet started.

Non-City Centre

Title	Description	Date	Development Status
Ardwick Green NDF	The NDF was prepared in recognition of development momentum pushing out to this area. The aspiration of the NDF is for improved social, environmental and economic outcomes from well-designed developments in the local context and a sense of place, whilst protecting and enhancing the	Approved 2021	Limited MCC role other than through Planning. The NDF can be used a material consideration for the Council as Local Planning Authority.

	qualities of the local community. It includes targeted objectives that could improve the liveability, functionality, design and connectivity of Ardwick Green.		
Christie Hospital Strategic Planning Framework	Developed in conjunction with MCC, it provides a blueprint for the development of the Christie's Withington site over the next 15 years, including a Green Travel Plan.	<u>Original</u> 2014 <u>Updated</u> 2019	Development has been delivered, with the Paterson cancer research centre opening this year.
Eastlands	<p>The SRF was developed to guide the wide-ranging activities emerging from the Etihad Campus and to capture significant development opportunities in Openshaw West and Beswick.</p> <p>Refreshed in 2017 to encourage further investment into the Etihad Campus and guide the next phase of commercial and associated development. With an expansion along the Ashton Canal corridor to connect the with the eastward expansion of the city centre.</p> <p>Further updated in 2019 to reflect anticipated proposals in line with emerging Etihad campus vision for an entertainment district.</p>	<u>Original</u> Approved 2011 <u>Refresh</u> Approved 2017	<p>Initial phases now complete and further phases now on site.</p> <p>Arena approved and on site – opening April 2024.</p> <p>Etihad Stadium - North Stand development recommended for approval by the Planning committee</p>
Gorton (NDF)	The NDF provides a guide to future regeneration and development in Gorton, including new homes, improved public realm, and a proposed new public square adjacent to the existing market hall.	Approved January 2023	Public square is a Shared Prosperity Fund (SPF) project. Options for delivery of new homes

			under consideration.
Manchester Airport Sustainable Development Plan	Sets out the strategic context for the long-term development of Manchester Airport, including surface access, land use, community and environment.	Published 2016, building on the 2007 Masterplan	
Moston Lane (NDF)	The draft NDF comprising residential and commercial development complemented by environmental improvements and public square.	N/A	Draft – going to Executive Oct '23
North Manchester Health Campus SRF	SRF to support the proposed redevelopment of the existing North Manchester General Hospital site in Crumpsall. This SRF sets out the guiding principles through which this transformational development programme will affect generational change for the North Manchester community, creating new jobs, developing skills, promoting healthy lifestyles, and contributing to a zero-carbon environment for the benefit of adjacent local communities and beyond.	Approved 2021	Enabling works on-going, including completion of new MSCP. North View mental health facility under construction.
Strangeways and Cambridge SRF	The proposed SRF will build upon the current Former Boddington Brewery Site and Great Ducie Street SRFs, concluding the strategic direction required for this area of Manchester. In addition, the SRF will also include the neighbouring area of Cambridge, Salford.	N/A	Consultant team to be appointed Sep '23
Victoria North (formerly Northern Gateway) SRF	The SRF presents a Vision, Core Objectives and a Development Framework to guide the future regeneration	Approved 2019	First 80 homes completed; 908 under construction;

	<p>of the 155-hectare Victoria North area, targeting 15,000 homes. It is used to guide and co-ordinate future development activity brought forward by the JV (with FEC), and any proposals by 3rd parties.</p> <p>It replaces earlier frameworks for Collyhurst (2014), Lower Irk Valley (2016) and New Cross (2015/16) save for the Development Framework & Principles for Zone A and the Public Realm Framework (2017) which will be retained.</p>		further 4,800 approved.
Withington Village Framework	Sets out a vision to 2030 for the district centre, along with spatial principles and a number of potential projects for delivery. This informed the subsequent Levelling Up bid.	Approved 2021	Public realm works being delivered by SPF funding.
Wythenshawe (NDF)	The framework sets proposals for new workspace, new public realm, a mobility hub, and 1,500 new homes.	Approved January 2023	Procurement of JV partner underway.
Wythenshawe Hospital Campus SRF	SRF to support the development of the Hospital Campus as a sustainable health village over a 10 to 15 years period, enhancing the Hospital Campus site by diversifying uses to include complementary commercial, leisure and retail set within a high quality, greener public realm.	Approved March 2021	Redevelopment plans being progressed by MFT and Bruntwood