

Manchester City Council Report for Resolution

Report to: Executive – 18 January 2023

Subject: Wythenshawe Civic Centre Development Framework

Report of: Strategic Director (Growth and Development)

Summary

This report updates the Executive on the next stages of the transformation of Wythenshawe Civic Centre, the Development Framework that will guide future investment and development along with the consultation feedback that informed both the Levelling Up Fund application and the proposed masterplan. The report also outlines the next steps as the programme transitions to the delivery phase.

Recommendations

The Executive is recommended to:

1. Note the outcome of the results of the public consultation on the Development Framework for Wythenshawe Civic Centre.
 2. Approve the Development Framework for Wythenshawe Civic Centre and that the Council take its Framework into account as a material consideration when considering planning applications for the site.
-

Wards Affected – Woodhouse Park

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

Wythenshawe Civic Centre provides a once in a generation opportunity for the Council to deliver a new Net Zero community and become successful example of a mixed use, multi tenure, sustainable community that includes both refurbishment of existing buildings and the delivery of new construction. It is envisaged that the completed scheme will include on site renewable energy generation along with a district heating and power system.

A central part of the proposals is the repurposing of existing buildings. Rather than demolishing and starting again, where buildings remain in a salvageable condition, they will be reused, repurposed and revitalised in line with wider ambitions for the centre around diversification.

The multi-storey car park, vacant upper floors of the retail and the vacant building to the east of the site are all to be reused and given new purposes as part of the proposal. The vacant upper floors above the retail units and the vacant former Co-op building, is

to be transformed into flexible working spaces and art studios to foster a new creative community.

The creation of a new Mobility Hub to address the needs of car users, but also to assist in the promotion of other forms of sustainable travel, including facilities for all types of electric vehicle charging and cycle hire. The regeneration programme will collaborate with TfGM on potential investment opportunities to delivery complementary active travel infrastructure that connect directly to the heart of the Civic Centre.

| Our Manchester Strategy outcomes | Contribution to the strategy |
|--|--|
| <p>A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities</p> | <p>The diversification of the centre will provide more office space, expanding the centre’s retail offer, in turn providing opportunities for large and small businesses to locate in Wythenshawe with associated opportunities for the local community. The addition of more homes in and around the Civic Centre will be ideally placed to access the employment opportunities at Manchester Airport, Wythenshawe Hospital, the Civic Centre, nearby business and industrial parks and the wider city.</p> |
| <p>A highly skilled city: world class and home-grown talent sustaining the city’s economic success</p> | <p>The proposed major investment, diversification of the centre, and the creation of office space, creative space and a night-time economy will give significant opportunity to Manchester residents in terms of jobs and training.</p> <p>The Civic Centre is very well-connected in terms of fibre and is therefore well-suited to tech companies who could provide job opportunities and training programmes in a high demand, highly skilled field.</p> <p>The cultural hub will allow the community to engage with design and creative activities in their own neighbourhood and explore new skills. The Council’s Digital Strategy team are exploring opportunities to deliver a skills programme facilitated in the newly acquired shopping centre.</p> |

| | |
|---|---|
| <p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p> | <p>Any contractual capital works to deliver the regeneration of the shopping centre will incorporate significant social value outputs as part of the procurement and evaluation. This will include a commitment to local employment strategies.</p> <p>The provision of high-quality low carbon affordable homes is vital to support a growing population. A range of tenures would ensure all homes needs are catered for including affordable tenures in line with local housing needs.</p> |
| <p>A liveable and low carbon city: a destination of choice to live, visit, work</p> | <p>It is envisaged that the regeneration of Wythenshawe Civic Centre is an opportunity to form an exemplar zero carbon community through the successful refurbishment of existing commercial and residential buildings along with sustainable new building. As part of the development planning work MCC is also exploring district heating systems, integrated on site renewable and energy storage opportunities that will be delivered by MCC and its future investment partners.</p> |
| <p>A connected city: world class infrastructure and connectivity to drive growth</p> | <p>The centre is well-connected in terms of public transport via the Metrolink to the city centre and the Airport. There are also bus services connecting the centre to the neighbouring areas.</p> <p>By linking public realm improvements on key gateway locations to the wider active travel network, residents of Wythenshawe will be able to access the Civic Centre and beyond by walking, cycling and other active travel means.</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

There are no immediate financial implication arising from this report. The Wythenshawe Civic Centre was acquired on the basis that the income generated will fund the capital financing costs associated with the acquisition. Any changes proposed under this framework will need to be carefully reviewed, and the revenue implications considered, to ensure that the capital financing costs can continued to be funded in this way.

Financial Consequences – Capital

None directly from this report.

Contact Officers:

Name: David Lynch
Position: Director of Development
E-mail: David.lynch@manchester.gov.uk

Name: David Lord
Position: Head of Development
Telephone: 07940 967 797
E-mail: David.lord@manchester.gov.uk

Name: Joe Martin
Position: Senior Development Surveyor
Telephone: 07815 550 161
E-mail: joe.martin@manchester.gov.uk

Name: Persephone Galanis
Position: Graduate Development Surveyor
E-mail: persephone.galanis@manchester.gov.uk

Name: Rob Dillon
Position: Neighbourhood Manager
E-mail: rob.dillon@manchester.gov.uk

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.

Economy Scrutiny Committee 11 March 2021 and Executive 17 March 2021 –
Wythenshawe Hospital Campus Strategic Regeneration Framework:
Outcomes of Public Consultation

Executive 29 June 2022 – Acquisition of St Modwen's interest at
Wythenshawe Civic Centre, Wythenshawe, Manchester (Part A)

Economy Scrutiny Committee 13 October 2022 – District Centres &
Wythenshawe

1.0 Introduction

- 1.1. This report outlines the principles of the proposed Development Framework for Wythenshawe Civic Centre that has been informed by the recent public consultations. The framework sets out a long-term regeneration vision that will guide investment and will transform the Civic, its community and commercial functions along with its perception and resilience. This will be achieved through the delivery of 1,500 new mixed tenure homes, creation of new employment opportunities and complementary diversification of its commercial functions. It is envisaged that this will drive future footfall and spend along with cementing the Civic Centre at the heart of the Wythenshawe community.
- 1.2. The Development Framework shall be used to inform the procurement of a development investment partner or partners that shall commence later this year.

2.0 Background

- 2.1 Wythenshawe Civic Centre is located 6 miles from the City Centre, enviably located adjacent to Manchester Airport and in proximity to Wythenshawe Hospital campus. It sits at the crossroads of a dense transport network with the M56 Motorway, serviced by city wide Metrolink trams and local buses. The Civic Centre will be serviced in the future by the nearby HS2 Airport station.
- 2.2 The population of Wythenshawe is comparable to that of a small city and the Civic Centre functions as its commercial heart. Characterised by good quality housing, tree lined streets and good local parks, schools and community infrastructure, there is high demand for housing and there is an opportunity to meet local needs through the redevelopment of the Civic Centre.
- 2.3 The Civic Centre site is bounded by Rowlandsway, Simonsway and Poundswick Lane. This area includes the pedestrianised Shopping Centre, the Forum leisure complex, the Council offices at Etrop Court, areas of car parking, the transport interchange and multiple free standing fast food and retail outlets. There are approximately 90 retailers and businesses, both national and local. Also included within the site is office accommodation to the east of Rowlandsway and along Wavell Road, as well as the former Gala Bingo site and the cleared former Shell site. In terms of accommodation, there is currently no housing within the civic centre but the area surrounding the site comprises largely of two-storey family homes and some medium-high rise apartments.
- 2.4 Since its initial completion in the 1970's, the Civic Centre has seen some previous development, such as the period between 1999-2002, which saw expansion of office and retail space on the high street. However, the character of the area has not fundamentally changed from its founding concept. Although the centre is a relatively busy area and an important retail centre for its residents, the centre offers little variety and its current spend profile fails to capitalise on its catchment opportunity. The character of the buildings is dated, the shop fronts lack impact and diversity, and there are a high number of

vacant retail units. Whereas Wythenshawe was built as a 'Garden City' suburb, designed to give residents the feel of living in an urban environment with easy access to greenspace, the Civic Centre does not benefit from this design. Instead, it is made up of several concrete buildings and lacks public space.

- 2.5 Most of the site is surrounded by fencing and barriers which are shut at night, impeding any opportunity for a night-time economy in the area. This also creates an unwelcome arrival upon entry from the transport interchange, and access to the high street is not clear. Surface car parking dominates the site despite an existing large multi-storey car park. There are opportunities to invest into local facilities along with promoting active travel and public transport connections to the surrounding suburbs.
- 2.6 Wythenshawe Civic Centre will act as a catalyst for local growth but also collaborate with and complement the wider economic potential of a wider investment area including Manchester Airport, Airport City, Wythenshawe Hospital Campus and HS2 that has the potential to deliver thousands of new homes and jobs.

3.0 Development Framework details

- 3.1 The development framework has been prepared to guide future regeneration and redevelopment in the Civic Centre. This includes long-term aspirations for the rebalancing of the Civic between retail, community and residential functions, aimed at creating a sustainable Civic Centre that widens its uses and provides an improved environment.
- 3.2 The Council's aim is to create a vibrant centre that is appropriate for Wythenshawe in 2023 by increasing and diversifying its offer, driving new footfall, increasing visitors spend and capturing opportunities for considerable economic growth. Vacant and underused office and retail buildings will be brought back in to use as new business, community and creative spaces. A new food hall will be developed with access to local, affordable, sustainable produce and an evening food and beverage economy will be introduced. New, improved public realm will be sustainably drained and naturally planted, designed to be accessible and to encourage walking and cycling.
- 3.3 The development framework will act as the guide for future investment and elements also informed the Levelling Up Fund application submitted earlier in the year. The outcome of the Round 2 bids was expected by the end of 2022, but the announcement has been delayed until the end of January 2023.
- 3.4 The framework contains the following key principles:
- Creative Hub
Transformation of the former Co-op department store into a new creative hub – working with HOME and other local arts organisations - facilitating creative studios, performance spaces (including a Cinema screen) and an

open plan flexible events space with a programme of events that will drive new cultural functions and activities.

- Food Hub
A new food hall that during the day becomes a grocery for affordable regional producers but at night-time pivots to providing space for local food and beverage businesses. This will drive diversification of the centre and allow clustering of new non-retail functions on Hale Top, increasing dwell time and spend within the centre.
- Office space
Refurbishment of existing floorspace above the retail units to create a range of employment opportunities from modern co-working, serviced accommodation to traditional office space environments. This is an opportunity to match space to the requirements of local growing businesses.
- Enterprise Centre
Re-invigoration and expansion of the existing business centre to create an incubator for local businesses, start up and entrepreneurs, creating a larger, more accessible, more convenient offer. This will be a collaborative space to act as a catalyst to drive the growth of Wythenshawe start-ups and SMEs.
- Mobility Hub
Redevelopment of the ageing multi-storey car park structure to improve access to the Civic Centre including the introduction of electric vehicle (EV) charging spaces, a new cycle hub and facilitate bike hire opportunities.
- Public realm
Investment into comprehensively enhanced public realm with a focus on a new civic square at the apex of the Civic Centre that can accommodate community congregations, events, and an open-air cinema. Barriers will be removed to improve accessibility and promote active travel.
- Residential
The introduction of new residential uses is also key to the diversification of the Civic Centre. The framework identifies capacity for 1,500 additional homes across the following sites:
 - Former Shell Headquarters – a 2.4 hectare cleared site and is development ready with capacity for around 600 homes.
 - Old Bus Station – a 0.4 hectare former bus station and is development ready with capacity for around 230 homes.
 - Rowlandsway offices – existing buildings with a combined site area of 0.86 hectares. Demand for this dated office accommodation is

now very limited and would be suitable for office to residential conversion.

- Restaurant sites – A combined area of around 0.72 hectares is potentially suitable for development if current tenants vacate or are relocated. This could potentially facilitate a development of around 200 residential units in the longer-term.
- The Birtles – An area within the Civic Centre with capacity for around 170 residential units. This is subject to relocation of existing retail uses and will be progressed as part of the redevelopment.
- Forum Car Park - a longer-term development opportunity, with 1.14 hectares and capacity for over 200 residential units.

3.5 It should be noted that the opportunity to match local housing demand to new development necessitates the introduction of new typologies and tenures and the prioritisation of affordable and supported housing products. It is envisaged that the redevelopment of the Civic Centre will deliver more than the existing local planning policy compliant level of 20% affordable housing.

4.0 Public Consultation

Consultation strategy

- 4.1 A public consultation was held earlier in the year to inform the Levelling Up Fund application and again to inform the finalisation of the masterplan from 25 October to 25 November. This was also complemented by key stakeholder meetings, engagement correspondence with local community and businesses, a pop-up regeneration shop within the shopping centre and promotion within the local press and corporate social media.
- 4.2 The regeneration shop was open from 7 to 12 November and was manned by Council officers from Neighbourhoods, Development, Strategic Housing and Digital Inclusion. Large display boards were presented with an opportunity to complete the online consultation form.
- 4.3 The online consultation focused on the following themes:
1. Improving access in and around the centre, creation of a new public square and centralising parking in a new mobility hub.
 2. Diversification of the centre to include the new culture hub and food hall proposals.
 3. Creating opportunities for new employment.
 4. Delivery of new housing.
- 4.4 Respondents were also given the opportunity to provide additional comments. The online consultation received 279 responses, with 90% strongly supporting the proposals. A summary of feedback is outlined below:

Access & Parking

- 4.5 The proposed centralisation of parking was welcomed if it was correctly managed in relation to accessibility and improvements to the existing multi storey. It was noted that the availability of parking was an important aspect of the commercial function of the centre.
- 4.6 Several comments aspired to better pedestrian and cycling access around the Civic Centre and the connections to the adjacent housing estates.

Diversification & Commercial functions

- 4.7 85% of respondents were in favour of the proposals to drive new functions as a place to visit. Concern was raised to improve but not fully replace the existing retail offer and to ensure that shopping continues to offer affordable products.
- 4.8 Diversified functions that complemented but didn't compete with the Forum were welcomed with a particular reoccurring reference to catering to all age groups and a specific new offer to a younger demographic.
- 4.9 82% of respondents were very supportive of the opportunities for new housing that was designed to match local need. It was noted that there were concerns about the proposed density when compared to the surrounding areas and that careful consideration would be required when the housing connects directly into the centre itself.
- 4.10 It was noted that respondents did note concerns regarding the increased number of residents and the need for appropriate new community infrastructure with particular focus on public services and school capacity.

New employment & training opportunities

- 4.11 92% of respondents were supportive of proposals to create new employment and training opportunities within the redeveloped Civic Centre. Reoccurring comments identified the need for new jobs and skills that would be accessible to locals.
- 4.12 Throughout the framework references to the thriving digital sector in the area were referenced. This attracted comment to aspire to strike a balance between general employment generation and purely data centre opportunities. References throughout the consultation noted the vacant upper floor space of the centre itself and the opportunities to reanimate this through re-purposing and re-letting.
- 4.13 It was noted that respondents expressed a desire to connect local businesses with procurement opportunities throughout the redevelopment.

Sustainable placemaking

- 4.14 Respondents welcomed the proposals for a new focal point civic square and particularly noted aspirations for increasing biodiversity and greenspace planting. It was requested that the former Royal British Legion war memorial be relocated into the centre.
- 4.15 Respondents expressed a desire for key environmental and zero considerations to be considered along with aspirational biodiversity credentials to be included as part of any new investment works.
- 4.16 In summary the majority of feedback was supportive of the proposals and respondents conveyed their sense of pride in the town and that the redevelopment of the centre would be successful. Concerns were raised about access, traffic and parking generation and servicing of both existing and new functions. The strategy to address these concerns shall be included within the individual future planning applications. Other comments included the need for effective and enhanced centre management and to improve safety and security.
- 4.17 The above feedback has been invaluable to the regeneration process and reconfirms the importance of meaningful engagement, something that the Council intends to continue as the programme transitions into the delivery phase. It is imperative that the local community feels connected to the regeneration that benefits them and isn't simply a bystander.

Letters of support and other stakeholders

- 4.18 Letters of support were received from 5 key stakeholders:

Mike Kane MP

- 4.19 The MP for Wythenshawe and Sale West formally supported the proposals and viewed them as a once in a generation change that directly responds to the needs of the local Wythenshawe community. The MP welcomed proposals to remove barriers to employment, facilitate the growth of local small business and drive-up skills for local residents, providing much needed new and affordable housing and also cultural and evening economy proposals. Walking and cycling connectivity was also welcomed. The opportunity to relocate the war memorial into a prominent location within the Civic Centre was also highlighted.

Wythenshawe Community Housing Group (WCHG)

- 4.20 WCHG were also supportive of proposals and highlighted a need for a strong long-term narrative that supports the proposals and ensures continued community buy in. WCHG also recognised Wythenshawe's Garden City heritage as key to ensuring continued community support. Support was also expressed for a diverse cultural offer as part of the hub, the key role a food hall can play in developing an evening economy, in demand employment

space and a transformed connected, biodiverse public realm. How the centre links to other nearby places (hospital, airport and Northenden) was queried. WCHG will play a key part in ongoing discussions around zero carbon and new housing.

Manchester Airport Group (MAG)

- 4.21 Manchester Airport were supportive of the vision and regeneration principles particularly in relation to providing opportunities for sustainable economic growth and employment, facilitating active travel networks, and improving connectivity and accessibility. The Airport noted that the Framework area lies within the Airport's safeguarded area. Consideration must therefore be made to the airport's aerodrome safeguarding requirements and whether development would cause an obstacle or obstruction. Principal considerations will be the height of buildings and other structures, the design and scale of green and blue infrastructure proposals, and the effect of any low carbon and renewable energy technologies such as wind energy and solar PVs. In this regard, the Airport would welcome any planning pre-application consultation to discuss more detailed proposals.

The Forum Trust

- 4.22 The Forum is completely supportive of plans to redevelop the centre and welcomed plans to create a new retail/food & beverage offer, enhanced public realm and Creative Hub. The Forum view these as opportunities for strengthened future collaboration. The Forum also welcomed proposals around new residential development around the as it gives the opportunity to increase the Forum's customer base. The Forum is in the early stages of exploring a future redeveloped leisure offer. This may include an expansion of the Forum's footprint and accordingly discussions will be required to safeguard these plans as part of the wider redevelopment plans for the centre along with a continued vehicular access for coach drop offs, deliveries, and events set-up and take down. Creating a welcoming, high quality public realm between the Forum, proposed mobility hub and wider Civic Centre will help alleviate the Forum's concerns around the loss of some of their adjacent parking provision.

Business working with Wythenshawe (BW3)

- 4.23 BW3 fully supported the proposals. As a charity that supports the social, educational, and economic regeneration of Wythenshawe they are keen to see the transformation of Wythenshawe Civic Centre and welcomed the proposals to develop an evening economy and develop the Civic Centre visitor and leisure offer. BW3 were supportive of this as it was viewed as important for job creation in hospitality, entertainment and creative industries. BW3 also particularly welcomed the proposals to strengthen the Civic Centre as a business destination and the opportunities this will bring for new and existing businesses by linking co-working and enterprise proposals and the creative/cultural proposals to aspiring young people.

5.0 Proposed amendments to framework

5.1 With meaningful public and stakeholder consultation there is an opportunity for the final framework design to be informed by feedback. Several amendments are proposed however it should be noted that the overwhelming majority of feedback was positive and supportive of the proposals.

5.2 Amendments following feedback include:

- The original framework proposals were entitled “Wythenshawe Town Centre” - a name applied by the shopping centres previous owners. Throughout the consultation feedback from the community was that the complex had always been referred to as “Wythenshawe Civic Centre”, its original name when constructed in the 1970’s. Given the importance of the new centre to service the community plus our long-term aspirations to create one cohesive heart of the town by integrating leisure, culture and residential uses alongside commercial, we have renamed the project Wythenshawe Civic.
- We acknowledge the importance of the TSB and Halifax branches on Hale Top and their role both as the retail high street and the community centre of Wythenshawe. As such the final framework includes a variation of the building line to retain the current locations but also flexibility in future options that the branches can be relocated elsewhere in the Civic Centre.
- The Forum Trust continues to be a key stakeholder that the Development Framework should support their operations and growth. Consultation identified their aspirations to extend the gym and swimming hall, along with the need to retain in the short to medium term, drop off and short stay parking designed with disabled and family swimming users in mind. These amendments are now reflected in the final framework proposals.
- Throughout the face-to-face consultation process concerns were raised regarding the future parking and accessibility strategy were the surface car parks to be redeveloped. Amendments have been made to the framework document to reinforce the significant investment proposed to the multi storey car park to make it safe, secure and accessible. Further details are included in relation to the proposed Mobility Hub and Cycle Hub facilities that include secure bike storage and scooter charging facilities. Whilst the framework is at high level in terms of design, further considerations have been included in relation to accessible public realm and highways design.
- Digital infrastructure has been a continuous theme when engaging with existing businesses and the future aspirations for Wythenshawe. The Civic Centre benefits from some of the fastest internet connections in the region and unlocks significant employment growth opportunities. The Council’s Digital Strategy Team have inputted into the strategy and identified opportunities to implement the Digital Strategy aspirations including digital asset mapping and also a “pop up” Digital Inclusion shop within a vacant retail unit and long term permanent educational opportunities integrated

into the Co-op Department Store Culture Hub. There are also opportunities to integrate the principles of the forthcoming Digital Infrastructure Planning Design Guide into the scheme.

6.0 Next steps

- 6.1 If approved by the Executive Committee, the Development Framework shall be formally adopted to guide future investment and the regeneration of Wythenshawe Civic Centre.
- 6.2 Work as commenced exploring procurement options in relation to an investment and development partner. Soft Market testing commenced in the new year and will inform our implementation strategy.
- 6.3 A report will be submitted to Executive once this implementation strategy has been finalised and is also envisaged to include:
- Commercial letting strategy for reanimating vacant units
 - Delivery programme for both commercial and residential refurbishment and development
 - Wider investment strategy that identifies external funding opportunities along with financial requirements
 - Net Zero decarbonisation strategy

7.0 Conclusions

- 7.1 The Council is building momentum in Wythenshawe and the Civic Centre has a bright future. Its strategic location at the heart of the local community with strong market and enviable location adjacent to the Hospital Campus and Manchester Airport along with benefitting from world class transport infrastructure makes it a regionally important investment opportunity.
- 7.2 Acquiring the shopping centre earlier in the financial year has put the Council once again in the driving seat and adoption of the Development Framework will enable the procurement of development partner or partners and guide the form of development.
- 7.3 A key element of the framework is the opportunity to maximise social value both in terms of new development – driving opportunities for affordable housing, using local employment and supply chains but also in the creation of new employment opportunities for growing local businesses in the heart of Woodhouse Park ward.
- 7.4 Public consultation has been successful with positive and supportive feedback. Both online and public face to face consultations have been completed alongside direct key stakeholder engagement. Specific amendments within the final framework reflect this.

8.0 Contributing to the Our Manchester Strategy

A thriving and sustainable city

- 8.1 The diversification of the centre will provide for office space, expanding the centre's offer and providing opportunities for large and small businesses to locate in Wythenshawe with associated opportunities for the local community.
- 8.2 Given the proximity to Manchester Airport, local businesses may see the centre as a well-connected (in terms of both transport and fibre) and with a local workforce. Further, we're aware that MAG are on a significant recruitment drive. The proposed 1,000+ homes would be an ideal location for residents to live whilst working at the Airport.
- 8.3 The proposed Creative Hub will further diversify the centre, providing opportunity for local residents to engage with creative groups whether performing alongside or attending performances.

A highly skilled city

- 8.4 The proposed major inward investment, diversification of the centre, and the creation of office space, creative space and a night-time economy will give significant opportunity to Manchester residents in terms of jobs and training.
- 8.5 The Civic Centre is very well-connected in terms of fibre and is therefore well-suited to tech companies who could provide job opportunities in a high demand highly skilled field.
- 8.6 There is the opportunity for school engagement with the Creative Hub, which will be guided by the operator.
- 8.7 During construction phases, there will be jobs available on site and a social value policy will be sought.
- 8.8 The provision of new homes at the site would support the growing population in an area identified for high density development. The site is also well-connected to the city centre thereby helping to support Manchester's local economy.

A progressive and equitable city

- 8.9 Any contractual capital works resultant from the regeneration of the shopping centre post acquisition will incorporate significant social value outputs as part of the procurement and evaluation. This will include a commitment to local employment strategies.
- 8.10 The provision of high-quality affordable homes is vital to support a growing population. A range of tenures would ensure all homes needs are catered for including social rent and shared ownership in line with local housing needs.

A liveable and low carbon city

- 8.11 As detailed previously the Framework outlines interventions that seek to create a new zero carbon neighbourhood, sustainably redeveloping existing buildings where possible, complement this with low carbon new build residential and commercial building along with a district centre wide approach to energy efficiency, heating and renewable power.

A connected city

- 8.12 The centre is well-connected in terms of public transport via the Metrolink to the city centre and the Airport. There are also bus services connecting the centre to the neighbouring areas.
- 8.13 Through acquisition of the shopping centre this unlocks the ability for the Council to link public realm improvements on key gateway locations to the wider active travel network and also the prospective works envisaged by TfGM's LUF round 2 bid proposals.
- 8.14 Alongside the nearby Airport City employment campus, Manchester Airport, Wythenshawe Hospital and the proposed HS2, the proposed regeneration of Wythenshawe Civic Centre is the cornerstone of and connected to the wider economic development potential across South Manchester.

9.0 Equal Opportunities

- 9.1 Equality Impact Assessments will be produced at each stage of the process to assess impact on protected characteristics.

10.0 Risk Management

- 10.1 N/A

11.0 Legal Considerations

- 11.1 If approved by the Executive, the Wythenshawe Civic Centre Development Framework will not form part of the Council's Development Plan but would be a material consideration when development control decisions are made.