

the former Agecroft power station in Salford which will house 800 prisoners. A key aim of the Prison Service is to ensure that prisoners are located in prisons as near to their homes as possible wherever this is appropriate. The Prison Service have requested a meeting to discuss the Service's particular requirements and the timetable for achieving these.

Views of the Director

17. The Prison Service has written to the Council on these matters as Manchester is the first Council to proceed with UDP alterations following Circular 03/98 referred to above. The Director's view is that the issues are ones which need to be looked at in a wider context at a regional or sub-regional level and that, given the provision already made within Manchester and which will be made at the new prison on the former Agecroft Colliery site in Salford, any further provision should be made in other localities. It is suggested that these views be passed to the Prison Service.

(iii) BDP Planning - A letter has been received from BDP Planning on behalf of the South Manchester Hospitals NHS Trust in respect of future alterations to the Manchester Plan to guide the future redevelopment of Withington Hospital.

Views of the Director

18. The NHS Trust is still considering, and discussing with interested parties, options for the future healthcare provision at Withington Hospital. The Director believes that it would be premature to consider alterations to the Plan until these proposals are finalised and the extent and nature of land and buildings to be released is known.

(iv) Councillor John Leach and Dr David Sandiford, Chair of Didsbury Ward Liberal Democrats - Representations have been received from Councillor Leach and Dr Sandiford about the need to extend restrictions on A3 (food and drink) uses in Didsbury and other centres in South Manchester.

Views of the Director

19. These representations cannot be treated as formal objections as they are outside the scope of the alterations to the Manchester Plan. The impact of A3 uses on shopping centres is monitored, though, and proposals will be presented to the Council if it becomes necessary to introduce further restrictions.

(v) Environment Agency - The Environment Agency support the current alterations but have written to request the Council to consider the need for further changes to the Plan in respect of water quality, air quality, contaminated land, water resources, flood risk, river corridors, biodiversity, foul and water surface water drainage, water recreation, and waste management and disposal.

Views of the Director

20. It is proposed to examine the issues raised by the Environment Agency to see if there is a need to promote any further changes to the Manchester Plan.

CONCLUSIONS

21. Those alterations which have not been the subject of objections are now adopted. There is a six week period in which people can challenge the validity of the alterations in the High Court. This period ends on 23 February.

22. The objections made by GONW into three of the alterations are of a technical nature rather than raising matters of principle and have been provisionally resolved by the alterations set out in Appendix 1. It is recommended that Members agree to these revisions.

23. It is not proposed that any further changes should be made in relation to other objections and this would mean that, unless the objections are withdrawn, a public inquiry will be necessary. The Director will seek to handle this through written representations but this is dependent on agreement with objectors.

24. As regards the representation from the Prison Service regarding the future provision for prisons in the Greater Manchester area, it is suggested that they be informed that the issues need to be looked at in a sub-regional or regional context and that, given the current provision in Manchester and which will be available at the prison under construction at Agecroft, any further provision should be made in other localities.

25. Members considered a report in the October/November committee cycle on limited alterations to the Plan regarding the operation of Manchester Airport within the green belt. The proposed alterations were agreed subject to final wording being approved by the Chairs of Policy and Resources and Environmental Planning Committees. It is proposed to publish these alterations at the same time as the revisions to the initial alterations in response to GONW objections, referred to above, are advertised subject to the latter being agreed by Members.

26. Work is being undertaken with a view to reporting on further proposed alterations to the Manchester Plan including policies for the City Centre and the Airport in the Spring of this year. In addition the Director will be examining the issues raised in the representations received as described above, which did not constitute duly made objections, to see if any alterations to the Plan need to be considered. It will also be necessary as part of preparing the Local Transport Plan to indicate its consistency with the Unitary Development Plan and issues may arise here which could lead to the need to review policies in the latter or a need for supplementary planning guidance. The Director will report further on these matters.

IMPLICATIONS FOR KEY CITY COUNCIL POLICIES

27. The issues raised in this report have implications for environmental policy. The alterations to the Manchester Plan in relation new policies concerning the Guide to Development in Manchester, Special Needs and Supported Housing, and Large Buildings of Historic and/or architectural interest are designed to support improvements to the environmental quality as well as conserving existing quality.

DIRECTOR OF ENVIRONMENT AND DEVELOPMENT
CHIEF EXECUTIVE

20 JANUARY 1999

APPENDIX 1 - PROPOSED REVISIONS TO ALT3, ALT6 AND ALT7

ALT3. PROPOSED PART 2 DEVELOPMENT CONTROL POLICY TO GIVE EXPRESSION TO THE 'GUIDE TO DEVELOPMENT IN MANCHESTER'

A new development control policy is proposed to give expression to the 'Guide to Development in Manchester', which has been adopted by the Council as Supplementary Planning Guidance.

POLICY

The City Council will require appropriate high quality in design, and an appropriate balance of uses and activities, in new developments and will require that a safe and sustainable environment is achieved.

REASON

The principles to guide future development in the City in accordance with this policy are set out in the 'Guide to Development in Manchester' which has been adopted as Supplementary Planning Guidance and all applications for planning permission will be expected to demonstrate that the issues identified in the Guide have been addressed.

The Council's aim is to add value to the building stock and the quality of the environment, as well as to the experience of visiting Manchester. Increased density of development and mixed-use, quality in the built environment and public open space, stewardship and security are not mutually exclusive objectives; rather they lay the foundation of a sustainable, positive City which takes its future seriously.

An increase in quality, higher density, mixed use development, plus well maintained public open space, will result in long term changes in the way the City is perceived and thus an increased demand to live, work and play in the City. The quality of the environment will contribute to the demand for accommodation, promoting a growing and sustainable economy and increased employment prospects for the City's residents. It will provide an opportunity for people to live nearer to where they work thus reducing the need to travel. Higher densities will also enable the more efficient provision of high quality facilities to meet community needs, such as health centres, shops and recreational facilities, which again will reduce travel needs.

ALT6. PROPOSED NEW POLICIES, AND ALTERATIONS TO EXISTING POLICIES, ON SPECIAL NEEDS AND SUPPORTED HOUSING

New development control policies on special needs and supported housing, as well as alterations to existing policies, were agreed by the Council on 8 April 1998 with a view to them being incorporated into the Manchester Plan.

N.B. - changes are being proposed in respect of the two new development control policies set out below.

NEW CORPORATE OBJECTIVE

To provide a short, strategic context for the new policies for special needs and supported housing, an addition to the corporate objectives is proposed as follows:

"Ensure that the various communities which go to make up the City remain, or become more, self-sustaining in economic and social terms".

NEW PART 1 POLICY

The following proposed strategic policy sets out the city-wide approach of the Council to the provision of special needs and supported housing.

POLICY

The Council wishes to ensure that the City's various communities remain, or become more, sustainable in economic and social terms. In this respect, whilst generally welcoming housing developments which will provide accommodation for people with special needs in appropriate locations, the Council will seek to avoid an over-concentration of such provision in any one area. The criteria which the Council will apply in assessing applications for special needs housing are set out in Development Control Policies below.

REASON

People with special needs may include the single homeless, the elderly, those with mental health problems, women who have experienced domestic violence, people with a long term debilitating illness, people who suffer drug or alcohol addiction, young people with specific support needs, and travellers and people with learning or sensory disabilities. The Council is aware of the special housing needs of these groups and is concerned that they should be adequately provided for in appropriate locations.

The Council welcomes the development of appropriately designed accommodation which enables people with special needs to maintain an independent lifestyle, and supports the work of housing associations and other agencies in this respect. However, the Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas and will seek to use its powers as local planning authority to assist in achieving the corporate objective of ensuring that the various communities which go to make up the City remain, or become more, sustainable in economic and social terms. The concept of a "sustainable community" is not a simple one, and will vary over time and from one area to another. Nonetheless, the Council has a general objective of seeking to ensure that the physical renewal and improvement of the City goes hand in hand with social regeneration. There is therefore a need to ensure that individual communities are in a position to meet most of their day to day needs locally - for example, in relation to housing, shopping, recreation, education and primary health care. The Council recognises that, at least in part, the social and economic balance of a

community is achieved by avoiding an over concentration of special housing provision in any one area because, for example, of changes in spending power or in the general mix population so that local facilities such as shops and services may suffer from reduced demand from certain groups. It also recognises that in some cases there are strong arguments for not locating accommodation for vulnerable people in areas which are highly unsustainable.

The Council will keep under review the question of which areas of the City might give rise for concern in this respect and will from time to time issue Supplementary Planning Guidance (SPG) in order to give detailed effect to this policy.

NEW DEVELOPMENT CONTROL POLICIES

The following two new development control policies are proposed:

DEVELOPMENT CONTROL POLICY 1

Planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities :

- (i) to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole, in order to encourage provision closer to where needs arise and avoid the need for people to move from their local community to find the accommodation they require;
- (ii) to ensure the protection of the residential character and amenity of family housing within established communities;
- (iii) to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;
- (iv) to help local communities accommodate a range of special needs without the risk of social stress;
- (v) to avoid stigmatising a particular neighbourhood or a particular type of accommodation;
- (vi) to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;
- (vii) to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- (viii) to avoid creating disproportionate stress on local services, such as health and education.
- (ix) to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

REASON

The reasons for this policy are set out in the above strategic city-wide policy. In addition, it is important that the diversity of the housing stock is maintained at the local level, and that the quality of the residential environment is protected. The Council wishes to ensure that there are no areas of the City which, because of the nature of local activities and amenities, or because of the quality of the physical environment, are viewed negatively by those who already live there, or who might consider living there.

