

## Fact sheet for planning levels

Planning level	Type of plan					
<b>Local Authority, England</b>	<b>Local Plan</b>					
<b>Planning system of England</b>						
Planning level	Planning instrument	Context of plan	Legal basis	Policy maker	Legal impact	Spaces in which localised legally binding plans are produced
National level	National Planning Policy Framework, Planning Practice Guidance, Technical Guidance to the NPPF	National policy that must be taken account of in all lower level plans	Localism Act 2011, Housing and Planning Act 2016	Ministry of Housing, Communities and Local Government	Binding for plans produced at lower levels	N/A
City regional level	Spatial Development Strategy	Written policies for land use and spatial development, alongside indicative key diagram	Greater London Authority Act 1999, Combined Authorities (Spatial Development Strategy) Regulations 2018	Greater London Authority, Combined Authorities	Binding for Local Plans	N/A
Supra-local	Joint Strategic Plan	Written policies for land use and spatial development, alongside indicative key diagram	Localism Act 2011	Local Authorities	Binding for Local Plans	N/A
Local level	Local Plan	Sets out the local planning authority's land use and spatial development patterns in	Localism Act 2011	Local Authorities	Binding for all actors	N/A

**Indicative Distribution of New Housing by Regeneration Area**

- 30% of New Housing
- 14% of New Housing
- 3% of New Housing

**Legend:**

- Regional Centre
- City Centre
- Inner Areas
- District Centres
- Strategic Employment Locations
- Manchester Airport Strategic Site
- Strategic Housing Location
- Green belt
- River Valleys and City Parks
- Railway Lines
- MetroLink Existing Lines
- MetroLink Extensions
- A-Roads
- Motorways
- Airport

Key Diagram Manchester Core Strategy (Source: Manchester City Council, 2012, Manchester's Local Development Framework: Core Strategy. Manchester: Manchester City Council [available via [https://www.manchester.gov.uk/download/downloads/id/21363/core\\_strateg\\_y.pdf](https://www.manchester.gov.uk/download/downloads/id/21363/core_strateg_y.pdf)]

## Facts:

### Legal basis

- The Planning and Compulsory Purchase Act 2004 established the plan requirements.
- The Localism Act 2011 established the National Planning Policy Framework, which sets national level policy for England that must be taken into account in the production of Local Plans.

### Competences

- The Local Planning Authority of Manchester City Council is responsible for preparing the Local Plan. Alongside the Supplementary Planning Documents intended to give greater detail on specific matters and the additional Development Plan Documents (DPD) – the Greater Manchester Joint Waste DPD and the Greater Manchester Joint Minerals DPD, both adopted by all ten of the local authorities that comprise the Greater Manchester Combined Authority – this comprises the Local Development Plan, as set out in the Planning and Compulsory Purchase Act 2004.
- All English local planning authorities must prepare a Local Plan to cover their jurisdiction. The Local Plan must be consistent with the requirements set out in UK policy effective for English local authorities, as outlined under ‘legal basis’, above.

### Binding force

- The Local Plan is not a legally binding document. Planning decisions must, however, be taken in line with the development plan unless material considerations indicate otherwise.
- Unusually, within a wider European context, there is no legally binding zonal plan included as part of the Local Plan. As such all maps and illustrations are indicative only.

### Tasks and content

- The Local Plan acts as the statutory planning framework for the whole of the local authority area, to be taken into account in decision-making with regard to private and public sector development proposals.
- It sets out a vision and spatial development strategy using written statements and indicative diagrams.
- It establishes indicative locations for new land development, including for employment and housing uses, as well as rates of housing development over the plan period, using indicative diagrams to illustrate these.
- It determines policy for transport and connectivity planning.
- It presents policy on environmental and sustainability matters within spatial planning.
- It sets out how policies in the plan will be implemented.

### Process, duration, participation

- Prior to the Local Plan’s adoption as an active policy document, local planning authorities are bound to issue a draft plan for public and stakeholder consultation. A Statement of Community Involvement must be prepared to detail how local communities are engaged with in the plan-making process.
- Following this, the draft Local Plan is submitted to the Secretary of State (who is the central government minister with responsibility for urban planning) for independent examination by a Planning Inspector appointed by the Planning Inspectorate. The independent examination ensures that the draft Local Plan has been prepared according to legal and procedural requirements and that it passes four ‘tests of soundness’: that it is able to meet the area’s housing needs; that it is justified against alternatives and is based on a sufficient evidence base; that it can be delivered over the plan period; and that it is consistent with national policy.
- Statutory consultees and the local public were consulted and invited to make representations with respect to the Manchester draft Local Plan in 2011. Later in the same year the draft Local Plan was submitted to the Secretary of State for independent examination.
- The Manchester Local Plan was adopted by Manchester City Council in 2012. It aims to remain in its present substantive form until 2027 but must be reviewed every five years according to the National Planning Policy Framework.

### Duration of validity

- Local Plans in England have a 15 year time horizon and must be reviewed every five years.

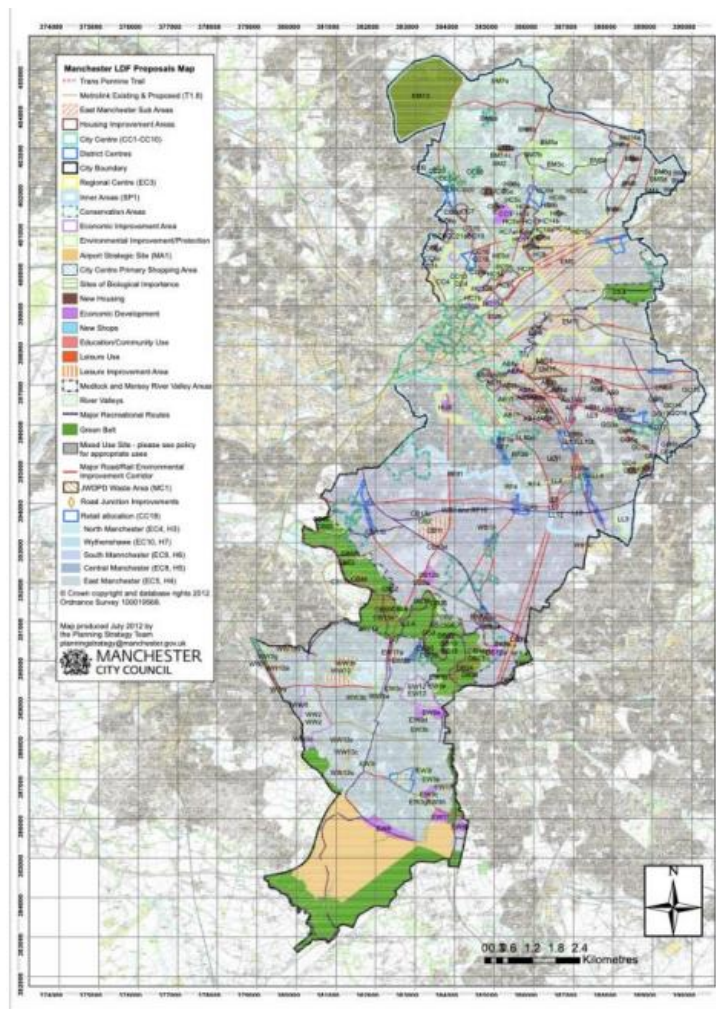
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## Details of the plan

The Manchester Local Plan sets out a vision and framework for the future development of the local authority area, in accordance with the requirements of the National Planning Policy Framework. The plan addresses particular challenges associated with the provision of sites for economic development, improving the area as a location for residential development, and improving the quality of, and access to, open space. The plan contains a policy proposals map, based on a scaled map with a spatial illustration of plan policies (below).



Local Development Framework Proposals Map (Source: Manchester City Council, 2012, Local Development Framework Proposals Map. Manchester: Manchester City Council)

[www.manchester.gov.uk/download/downloads/id/19059/final\\_proposals\\_map\\_july\\_2012.pdf](http://www.manchester.gov.uk/download/downloads/id/19059/final_proposals_map_july_2012.pdf)

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## Characteristics

The plan covers the whole of the Manchester City Council local authority area. Manchester lies at the centre of a large urban conurbation in the urbanised portion of the north-west of England. The conurbation grew rapidly through the 19th century owing to its place at the heart of the industrial revolution but suffered a dramatic decline in fortunes following protracted deindustrialisation beginning in the 1970s. Since the 1990s, however, the city's economy has recovered around a rapidly growing financial and professional services industry as well as strengths in digital and creative industries and health innovation. While issues relating to poverty and employment persist, Manchester is undergoing a period of population growth, having increased from its low point of 416,400 in 1999 to 555,471 in 2020.

## Notes and links

Manchester Local Plan documents: [https://secure.manchester.gov.uk/info/200074/planning/6572/local\\_plan](https://secure.manchester.gov.uk/info/200074/planning/6572/local_plan) (accessed 14 January 2022) Office for National Statistics population estimates, mid-2020:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland> (accessed 14 January 2022)

Planning Practice Guidance on plan-making: <https://www.gov.uk/guidance/plan-making> (accessed 14 January 2022)