

## 8 Objective 2 Economy and City Centre

Manchester City Council | Manchester Core Strategy (Publication)

### Delivery Strategy

Policy	Project/Programme	Responsible Agency	Source of Funding	Timescale
EC 10 Wythenshawe Delivery of 55ha of employment land	Planning Development Management  Wythenshawe Strategic Regeneration Framework	MCC,  Developers  Private Sector	MCC,  Developers  Private Sector	2010-2027

Policy	Indicator	
EC10	Total employment land developed in Wythenshawe	55ha in total by 2027  • >3ha per annum
	Employment rate in Wythenshawe	Moving towards City average

### Policy EC 11

#### Airport City Strategic Employment Location

The area to the north of Manchester Airport is a significant opportunity for employment development in Manchester. The development of this location will be promoted as the core of a wider Airport City opportunity, promoting functional and spatial links with nearby parts of Wythenshawe to maximise the catalytic potential of the airport to attract investment and increase economic activity.

The area is suitable for high technology industries, logistics, offices, warehousing and ancillary facilities.

Any development in this area should support the vision of the Core Strategy and complement the role of the Regional Centre and other centres in Greater Manchester.

Development should also:

- maximise the employment and training opportunities and other regeneration benefits for local communities; and,

- take full advantage of the existing transport hub at Manchester Airport and proposed extension of Metrolink and the South East Manchester Multi Modal Scheme (SEMMMS) road scheme, through layout and traffic management measures, such as the quantity of parking.

Any development proposal should be set within the context of a comprehensive scheme for the Strategic Location. This will have regard to access, delivery, design and layout, flood risk through the Manchester - Salford - Trafford SFRA, energy infrastructure and the scale of uses within the area.

**Figure 8.6 Airport City Strategic Employment Site**



**8.83** The Airport City area is able to take advantage of the economic development opportunities presented by the Airport, particularly for businesses which want quick and reliable access to the Airport. It seeks to capture economic growth which would otherwise locate to another region or country, thereby providing a significant increase in inward investment to Manchester. In this respect Airport City is a unique opportunity, the development of which should support the economy of the City Region. This policy reflects the findings of the MIER, the Manchester EESS and work considering potential for inward investment across Greater Manchester. The southern part of Greater Manchester is generally more attractive to the market, whilst airports are becoming increasingly important conduits for commerce in the global economy. The unique potential of Airport City has also been recognised in the draft Greater Manchester Spatial Framework.

**8.84** Recognising this context, Airport City has broader, catalytic potential, and Wythenshawe has sites to benefit from



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this. These include Wythenshawe Town Centre, existing business complexes and the proposed opportunity at University Hospital South Manchester. The growth of the Airport City concept could also attract investment to these locations.

**8.85** Furthermore Manchester Airport is a significant transport hub with a wide range of bus, coach and rail services and excellent transport infrastructure including a major public transport interchange. Connectivity will be further enhanced by the opening of the proposed Metrolink extension and SEMMMS road scheme, helping to spread the benefits to wider communities including Wythenshawe.

**8.86** The development of this site reflects the advice within PPS4 and the government's White Paper on local economic growth:

- This is an edge of centre location for office uses, due to its transport connections. This is an appropriate location to accommodate Manchester's need for office development, taking account of the sequential approach with PPS4;
- It will connect economic development to deprivation. In this case, Wythenshawe is a community within which worklessness is a key issue, and from which it is challenging to access the jobs in the Regional Centre
- It will draw on the benefits of being in close proximity to a locally available workforce (adjacent affluent areas in South Manchester and parts of Trafford, Stockport and Cheshire offer a supply of highly skilled workers)
- It will supporting an existing centre – Wythenshawe Town Centre underperforms, and the Airport City development has potential to elevate the perception of this centre to new investment

**8.87** This location currently benefits from an allocation for employment development in the Manchester UDP (policy EW21), which is partially developed. The Council intends to save policy EW21 until it has been replaced by the Site Specific Allocations DPD.

**8.88** Airport City, and in particular its wider potential, reflects the East and West Wythenshawe Economic Development Corridors identified in the Wythenshawe Strategic Regeneration Framework.

## Delivery Strategy

Policy	Project/Programme	Responsible Agency	Source of Funding	Timescale
EC 11 Airport City Delivery of 30ha mixed use economic development	Planning Development Management	MCC,	Developers	2010-2017 - 17 ha
	Manchester Airport Group Developments Site Allocation DPD	Manchester Airport Group Developments, transport agencies	Manchester Airport Group Developments, institutional investors	2017-2027 - 13 ha

Policy	Indicator	Target
EC 11	Total employment land developed in Airport City	30ha in total by 2027 <ul style="list-style-type: none"> <li>2ha per annum</li> </ul>

## Policy EC 12

### University Hospital South Manchester Strategic Employment Location

University Hospital South Manchester has plans to expand its operation, emphasising its role in key health care areas, bio-science and pharmaceuticals. Hospital expansion will include a mix of education and conference facilities, clinical trial labs, fitness/well being centre, an innovation centre, incubator units, an hotel and ancillary offices. Any development will be expected to:

- Support continued growth and development of the hospital
- Assist the continued regeneration of Wythenshawe through enabling access to the facilities and employment opportunities created
- Take advantage of the proposed extension of Metrolink and its proximity to the hospital site
- Address road access to the site and any conflict between road users.