

WRITTEN STATEMENT TO NORTH WEST REGIONAL SPATIAL STRATEGY  
EXAMINATION IN PUBLIC  
ON BEHALF OF PENSYCOR LIMITED

---

**MATTER 7A: SUB-REGIONAL STRATEGY**

- 1) **Does the strategy communicate a clear, sustainable and appropriate vision for the sub-region? If not how should the strategy be modified?**

The strategy presented by Policy MRC1 translates effectively the vision for the Manchester City Region to 2025 to create a **“world class City Region at the heart of a thriving North”**. The importance of the City Region as the key economic driver in the region must be promoted through the RSS and in this regard we support the recognition of Manchester International Airport as a critical component of the local economy. We broadly support the overall strategy and vision for the City Region through the Plan period.

- 2) **Is there an inconsistency in the strategy as it affects the Manchester City Region in that most of the economic opportunities are said to be in the southern part whereas most of the housing is not? If so, does this raise issues of sustainability?**

Policy W1 acknowledges an oversupply of employment land in Cheshire to be reduced through the RSS. It offers a valuable asset in the southern part of the Manchester City Region to meet the economic performance objectives sought by the Northern Way. In line with Government policy, the strategy supports the expansion of the Airport from 21 million passengers per annum (mppa) to 40mppa over the next 10 years, directly generating at least 18,000 new jobs and a further 36,000 jobs through the supply chain.

Access to the airport is a prerequisite for the development of a knowledge-based economy and connections between the two provide mutual benefits to their future development in a sustainable manner. The direction of employment growth to the south of the City Region, in closest proximity to the airport, in an area of ample employment land, offers the optimal location for future employment growth. The provisions of Policy MCR3 to promote and

**WRITTEN STATEMENT TO NORTH WEST REGIONAL SPATIAL STRATEGY  
EXAMINATION IN PUBLIC  
ON BEHALF OF PENSYCOR LIMITED**

---

sustain economic growth in the southern part of the Manchester City Region are therefore supported.

In respect of housing, the strategy of the draft RSS seeks to facilitate urban renewal through new housing development in the inner areas of the Regional Centre and through replacement of obsolete stock.

The direction of housing to the Regional Centre is intended to complement the provision of new employment development, utilising infrastructure and minimising the need to travel. However, the RSS fails to carry forward these principles to the southern part of the City Region which will accommodate a significant component of new employment.

The generation of 54,000 new jobs in the City Region as a consequence of expansion of Manchester International Airport alone, warrants the provision of significant housing in the southern parts of the City Region during the Plan period. However, draft Policy MCR3 seeks to limit development to that necessary to meet local and affordable housing needs, with limited amounts of general market housing. There are clear inconsistencies in the approach of the RSS to the delivery of housing to complement the economic development strategy for the City Region.

The strategy for employment development in the southern part of the City Region is supported, but must be accompanied by adequate housing development to meet the needs of employees moving into the area, together with existing and future local housing needs.