



BLUE AND GREEN INFRASTRUCTURE STATEMENT

MILLER HOMES

MANCHESTER COLLEGE, NORTHENDEN CAMPUS, SALE ROAD

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CONTENTS

1. INTRODUCTION..... 2

2. RESPONSE TO BLUE AND GREEN INFRASTRUCTURE STRATEGY..... 3

1. INTRODUCTION

- 1.1 This Green and Blue Infrastructure Statement has been prepared on behalf of Miller Homes, in support of the proposed development for the demolition of existing buildings on site and the residential development of 228 no. dwellings (Use Class C3) and other associated works at Manchester College, Northenden Campus, Sale Road.
- 1.2 This Green and Blue Infrastructure Statement has been prepared to demonstrate how the development proposals seek to respond to the Vision and Objectives of the Green and Blue Infrastructure Strategy for Manchester (2015-2025).
- 1.3 Prepared in July 2015, the Green and Blue Infrastructure Strategy sets out the key visions and objectives to make Manchester a greener and more environmentally friendly city. Section 3 of the report outlines the key visions of the Strategy, and as per the Council's planning validation checklist, we make reference to these in this report and in particular to pages 12,16,20,31 and 39 of the Strategy.

2. RESPONSE TO BLUE AND GREEN INFRASTRUCTURE STRATEGY

- 2.1 The table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure Strategy 2015 visions and objectives.

Blue and Green Infrastructure Strategy Vision	Response
Vision: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The Northenden College site benefits from an excellent location in relation to Wythenshawe Park, which is located to the immediate south. Residents will therefore have an opportunity to access high-quality green space within easy walking distance. The development proposals will also deliver playing field mitigation to compensate for the loss of playing field land on site. A financial contribution will be provided to the Council, with proposals to provide new playing field pitches at Wythenshawe Park (to the immediate west of the playing fields already present on site). This will provide further green infrastructure benefits to future residents on site as well as the existing local community. All proposed dwellings will have their own private garden-therefore access to private amenity and greenspace. Existing high-quality trees have been retained on site where possible and new trees are also proposed to provide a greener streetscene.

Objectives established to enable the vision to be achieved: 1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers	✓ Playing field mitigation is proposed as part of the development proposals. Whilst existing playing facilities are located on site, they are of poor quality and under-used (not available for public use). The mitigation proposals for new playing field pitches at Wythenshawe Park therefore improves the quality and function of existing green infrastructure in the area- and will be on benefit to the existing local community.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth	✓ Existing high-quality trees have been retained on site where possible and new tree planting is also proposed. ✓ Private gardens and amenity space for every dwelling, as well as green areas on some frontage plots.
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond	✓ As above, site well connected to existing greenspace at Wythenshawe Park to the south. Pedestrian and cycle link opportunities from the site to wider greenspace areas limited, albeit site benefits from a sustainable location anyway.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment	✓ Private gardens will allow residents to appreciate green infrastructure on site. ✓ Benefits of improved playing field facilities at Wythenshawe Park are a clear benefit in terms of green infrastructure.