



PLANNING AND AFFORDABLE HOUSING STATEMENT

MILLER HOMES

MANCHESTER COLLEGE, NORTHENDEN CAMPUS, SALE ROAD

Date: July 2021

Pegasus Reference: (KW/PR/P20-0518/R001v4)

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1. INTRODUCTION

- 1.1 This Planning 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 The site is proposed to be developed for residential purposes as part of Manchester College's wider estate rationalisation strategy. The college have undertaken an estate strategy review and have decided to vacate the site in 2022 to relocate to a new state of the art college campus at the former Boddingtons Brewery site on Great Ducie Street, Manchester. The site is therefore now surplus to requirements, and Miller Homes are the identified development partner to re-develop the site for residential purposes.
- 1.3 This full planning application deals with all detailed matters, including access, appearance, layout, landscaping and scale.
- 1.4 This statement seeks to address the proposal in accordance with Section 38(6) of the Planning and Compulsory Purchase Act, which requires all applications to be determined in accordance with the adopted Development Plan for the area and any other material considerations. It will assess the planning matters arising from a full application.
- 1.5 This planning statement has been prepared to assess the planning matters arising from the proposal seeking approval for:

"Full planning application for the demolition of existing buildings on site and the erection of 228 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works."

- 1.6 The application is supported by a series of documents and plans which should be read in conjunction with this Planning Statement. These include:
- Application Forms and Certificates;
 - Site Location Plan (LOC_001);
 - Proposed Coloured Overall Site Layout (Reference: 2131/SL/01 Rev E);
 - Proposed Overall Site Layout (2131/SL/01 Rev D);
 - Site Waste Management Plan (2131/WMP/01);
 - Proposed Elevations, Floor Plans and Street scenes:
 - The Wilson (Drawing Reference: 20052 (PL) 100 D);
 - The Burnett (Drawing Reference: 20052 (PL) 101 D);

- The Dalton (Drawing Reference: 20052 (PL) 102 C);
- The Burgess (Drawing Reference: 20052 (PL) 103 C);
- The Mckellen (Drawing Reference: 20052 (PL) 104 C);
- The Joule (Drawing Reference: 20052 (PL) 105 D);
- The Winterson (Drawing Reference: 20052 (PL) 106 C);
- The Lowry (Drawing Reference: 20052 (PL) 107 C);
- The Turing (Drawing Reference: 20052 (PL) 108 C);
- The Gaskell (Drawing Reference: 20052 (PL) 109 C);
- The Pankhurst (Drawing Reference: 20052 (PL) 110 C);
- Indicative Street Elevations A-C (Drawing Reference: 20052 (PL) 300 C);
- Indicative Street Elevations D- E (Drawing Reference: 20052 (PL) 391 D);
- Design and Access Statement (Calderpeel);
- Statement of Community Involvement (BECG);
- Playing Field Mitigation Report (Knight, Kavanagh and Page);
- Wythenshawe Park Earthworks and Drainage Report (STRI);
- Manchester City Council letter regarding Wythenshawe Park;
- Construction Environmental and Demolition Management Plan (Miller Homes);
- Proposed Demolition Plan (Drawing Reference: DMP/01);
- Route of Build Layout (Drawing Reference: 2131/ROB/01 A);
- Landscape Proposals (TPM):
 - Landscape Masterplan (Drawing Reference: 3882 101 A);
 - Landscape Layout 1 of 2 (Drawing Reference: 3882 102 A);
 - Landscape Layout 2 of 2 (Drawing Reference: 3882 103 A);
- Management Company Layout (Drawing Reference: 2131/MC/01);
- Boundary Treatment Plan (Drawing Reference: 2131/BT/01);
- Surface Materials Layout (Drawing Reference: 2131/ SML / 01 A);
- Materials Layout (Drawing Reference: 2131/ ML/01);
- Crime Impact Assessment (Greater Manchester Police);
- Noise Impact Assessment (Hepworth Acoustics);
- Energy Statement (Energy & Design Ltd);

- Ground Investigation Report (Betts Associates);
- Phase 1 Geo-environmental Report (REC);
- Phase 2 Geo-environmental Assessment (e3p);
- Ecological Survey and Assessment (ERAP);
- Bat Survey (ERAP);
- Bat and Bird Box Plan (ERAP);
- Arboricultural Impact Assessment (Ascerta);
- Transport Assessment & Travel Plan (Eddisons);
- Swept Path Analysis (Eddisons- Drawing Reference: 3225-SP02);
- Visibility Plan (Eddisons- Drawing Reference: 3225-01);
- Air Quality Assessment (Wardell Armstrong);
- Blue and Green Infrastructure Statement (Pegasus Group);
- Economic Benefits Report (Pegasus Group);
- Broadband Connectivity Assessment (TDS);
- Flood Risk Assessment (RSK);
- Drainage and Proposed Levels Plan (RSK); and
- Waste Management Proforma.

1.7 Following this introductory section, the report is structured as follows:

- **Section 2** discusses the site and surroundings;
- **Section 3** outlines the development proposals;
- **Section 4** discusses the relevant national and local planning policy;
- **Section 5** contains a planning assessment of the development proposals;
- **Section 6** outlines the draft Heads of Terms; and
- **Section 7** contains the conclusions of the report.

2. SITE & SURROUNDINGS

The Application Site

- 2.1 The application site is depicted on the Site Location Plan submitted as part of this planning application and relates to the Manchester College site, Northenden Campus, Sale Road. The site area is 7.35 hectares in size and comprises a mixture of both previously developed and greenfield land.
- 2.2 The site is currently occupied by the Manchester College, who as previously explained, have undertaken an estate strategy review and have decided to vacate the site in 2022 to relocate to a new state of the art college campus at the former Boddingtons Brewery site on Great Ducie Street, Manchester.
- 2.3 The site is sustainably located in the primarily residential area of Northern Moor. The site currently comprises the existing Manchester College buildings and car park in the northern area of the site, with low quality playing pitch land (which is not in community use and has only been utilised historically on an ad-hoc and informal basis by college students) in the southern site area.
- 2.4 The site is located entirely within Flood Zone 1, which has the lowest probability of flood risk. The site is not located within or adjacent to a Conservation Area, nor are any Listed Buildings located within or immediately adjacent to the site. Wythenshawe Park, which is located to the south of the site, is a Grade II Park and Garden. However, due to the existing built form which separates the site from the Park, in addition to the tree cover on site, it is not considered there will be any heritage impacts arising from the development. Access to the site is taken via Moss Hey Drive which borders the site to the south and Hollyhey Drive which borders the site to the north.

Existing Boundaries and Surrounding Area

- 2.5 The site is bordered by residential development to the north, south and west. To the east, the site is bordered by a thick tree buffer, beyond which lies the A5103 Princess Parkway. The site is well contained on all sides and benefits from various perimeter tree coverage.
- 2.6 With the exception of the Dental Practice and Quakers Place of Worship buildings located on Sale Road to the south of the site, the prevailing character of the immediate area is residential in nature. It is important to note that there are very few modern and recent developments that have been consented in the nearby vicinity, however the design proposals have sought to take design cues from those that are present, including the development at Cherry Blossom Close to the immediate north of the site.
- 2.7 In terms of facilities in Northern Moor and Northenden, the site is sustainably located in relation to existing local facilities and services. A cluster of local shops, including a local convenience store, a hairdressers, various takeaways and a pharmacy, are located just 0.2 miles to the west of the site on Sale Road (within a 5-minute walk). Furthermore, Northenden District Centre is located just 0.5

miles to the east of the site, which can be accessed within a 10-minute walk. A wider range of local facilities are located here, including a Tesco Metro, various restaurants, cafes and takeaways, coffee shops and local shops. The site therefore benefits from a sustainable location in relation to existing services and facilities.

- 2.8 In terms of local schools, St Aidans RC Primary School is located within just a 5-minute walk to the west of the site, with Rack House Primary School accessible within a 7-minute walk. The nearest Secondary School is the Manchester Health Academy, located 1.5 miles to the south-west of the site (accessible within a 10-minute cycle journey).
- 2.9 The site is also well located in relation to existing healthcare facilities. The nearest dentist is located on Sale Road, just 0.1 miles to the east of the Moss Hey Drive site access. The nearest doctors surgery is the Northenden Group Practice, located just 0.3 miles to the east of the site and accessible within a 10-minute walk. Finally, the site is also well located in relation to Wythenshawe Park which is located directly to the south of the site, which provides a number of sports facilities.
- 2.10 In terms of access to sustainable modes of transport, Northern Moor Tram Stop is located 0.7 miles to the west of the site and within a 15-minute walk. Metrolink services here provide direct and frequent access into Manchester City Centre. There are bus stops located in very close proximity to the Moss Hey Drive site access, which operate along Sale Road. The X41 Cross City bus service runs along this route, which operate 3 services per hour that provide direct access into Manchester City Centre. The number 11A service also provides access to Altrincham and Stockport twice an hour.
- 2.11 Accordingly, the site benefits from a sustainable location in relation to numerous local facilities and presents as a sustainable and highly logical housing site.

Planning History

- 2.12 There is no planning history of relevance to the development proposals.

3. DEVELOPMENT PROPOSALS

- 3.1 This section provides a key overview of the development proposals, which have evolved and been informed by pre-application consultation with the local community and other key stakeholders.

Pre-application Consultation

- 3.2 A comprehensive pre-application consultation exercise was undertaken in advance of this application submission. This included meetings with Planning, Highways, Drainage and Affordable Housing Officers at Manchester City Council, as well as discussions with MCR Active and Sport England in relation to playing field matters. The feedback received has informed the design of the development proposals, as discussed in greater detail in the submitted Statement of Community Involvement¹.
- 3.3 A comprehensive public consultation exercise has also been undertaken. As outlined in the Statement of Community Involvement, Mike Kane MP, local councillors, and local residents were consulted in order to gain their feedback on the development proposals. Overall, consultation responses have been positive, and the scheme has sought to make changes in light of the feedback received where possible. The design changes and evolution of the proposals are explained in greater detail in the submitted Design and Access Statement.

Use

- 3.4 The development proposals seek consent for the demolition of all existing buildings on site and the erection of 228 no. dwellings. The proposals comprise both market and affordable dwellings, with 20% planning policy compliant affordable housing to be provided on site (46 no. dwellings).
- 3.5 The development proposes family housing, which is in much need in the local area and indeed across Manchester. The housing mix is as follows:
- 23 no. two bedroom dwellings (10%)
 - 130 no. three bedroom dwellings (57%)
 - 75 no. four bedroom dwellings (33%)
- 3.6 Car parking spaces are predominantly provided on plot or within integral garages, with all parking spaces on site benefitting from good natural surveillance from the proposed dwellings. 100% electric charging point provision (i.e. provision for every dwelling) is proposed. 100% cycle parking provision is also proposed, with space for cycle storage in garages and covered cycle storage is to be provided in the rear gardens of the dwellings that are not accompanied by garages (as shown on the proposed site layout).

¹ See paragraph 4.4.2 of Statement of Community Involvement

- 3.7 In terms of waste management, bins for general waste, garden and recycling will be provided for each dwelling and will be stored in the private gardens of every property. Bin provision is in accordance with the requirements of Manchester City Council- please refer to the submitted Waste Proforma for full details.

Access

- 3.8 Vehicular access is to be taken via the existing site access point at Moss Hey Drive, which will also be utilised for pedestrian and cycle access. Please refer to the accompanying Transport Assessment for full details.
- 3.9 The existing access point at Hollyhey Drive in the northern section of the site is to be utilised for pedestrian, cycle and emergency vehicular access only. The access point is to be controlled by bollards to prevent standard vehicular access. Pedestrian and cycle paths are provided between the two site accesses to ensure sustainable connectivity and site permeability.
- 3.10 The use of a single vehicular access point for 228 dwellings, which is entirely acceptable from a highways perspective, also facilitates the creation of a more pedestrian and cycle friendly layout. Indeed, the site layout actively seeks to prioritise sustainable travel modes over the private car, in line with the sustainable transport hierarchy.
- 3.11 An additional entrance at the Southeast corner of the site is also proposed to give pedestrian and cycle access from the foot/cycle path off Wythenshawe Road and Princess Parkway and to provide better connections to wider shops, services and facilities.

Scale, Siting and Appearance

- 3.12 The development proposals have been carefully designed to respect the existing character of the area whilst also utilising a contemporary design theme. Notably, the site is well contained by existing vegetation which gives an opportunity to provide a more contemporary design approach whilst at the same time taking design cues from existing residential properties and recent developments.
- 3.13 The houses are mainly three to four bedroom family dwellings, with one two bedroom housetype. The house type designs are contemporary in their planning and have been designed with functionality for a modern family at their core.
- 3.14 In terms of appearance, 11 housetypes are proposed, which provide variation to the streetscene and avoids uniformity. The elevation designs have been informed by the vision to create a distinct, high quality development that respects the character of the local area. Like other new residential developments nearby, the designs are a contemporary interpretation of the surrounding vernacular. The proposed material palette of red bricks and grey roof tiles is reflective of the neighbouring buildings, while black doors and window detailing will give it a contemporary feel.

- 3.15 The scale and massing of the house types have been considered and designed to be appropriate within the site context. The majority of the houses are two storeys and have pitched roofs to stay in keeping with the massing and architecture of the surrounding houses. 2.5 to 3 storey homes are proposed in areas most appropriate for height on site, including areas away from existing dwellings and interfacing the Princess Parkway. In this regard, through the pre-application process a desire was expressed for landmark buildings to the east facing Princess Parkway, to create a gateway feature. The design response to this is a higher density scheme which also addresses acoustic mitigation.
- 3.16 In terms of siting, all dwellings have been carefully orientated and located to preserve residential amenity in terms of overlooking and privacy.
- 3.17 The accompanying Design and Access Statement provides the full details of the design rationale for the scheme. The design and appearance of the scheme has been informed by the surrounding existing character and context and has carefully responded to the existing materials, elevational treatments and design precedents set in the area.

Landscaping

- 3.18 As shown on the soft landscaping plans, the site layout has sought to retain existing trees and vegetation on site where possible, including the retention of high-quality trees which run along the site boundaries. Of particular note, the existing trees on the northern section of the site (near to the Holly Hey Drive access) have been retained. The northern approach to the site has been carefully designed to provide an attractive green gateway to the site, with this section of the site very much landscape led/influenced.
- 3.19 In addition to tree retention where possible, the proposals also provide additional tree planting throughout the site, including along the main spine road into the site to provide a softer streetscene and a positive design approach which provides a sense of arrival. Landscaping is also proposed to break up parking bays and to again provide a softer streetscene. Maintenance of landscape areas will be undertaken by a private Management Company, which can be secured through a Legal Agreement. A plan showing the locations of the landscaped areas which will be managed by a private Management Company has been submitted in support of this application.
- 3.20 The development proposals also seek to retain some important history of the site. The historic uses of the site include a period when Yew Tree School was located on site. It is understood that the school is important to the local history of the Northern Moor area, as well as the local community. Therefore, it is proposed that the Yew Tree School plaque and an information board will be located in the central green area to the north of the site. The location of this is shown on the submitted Landscape Masterplan.
- 3.21 Each plot has their own private garden, with some plots also accompanied by green areas at the front of plots.

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- 3.22 In terms of boundary treatments, these have been carefully designed to clearly demarcate private and public space, with boundary details to secure gardens being robust.

4. PLANNING POLICY

- 4.1 Applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as per S.38(6) of the Planning and Compulsory Purchase Act 2004. This section sets out the relevant policies of the adopted Development Plan, any material considerations of relevance to the determination of this planning application and any emerging local plan policy.

Local Planning Policy and Guidance

- 4.2 The adopted Development Plan for Manchester City Council comprises the Core Strategy Development Plan Document, which was adopted in July 2012 and the Manchester Core Strategy Proposals Map (2012). Whilst the Core Strategy superseded much of the 1995 Unitary Development Plan (UDP), some UDP policies remain part of the Development Plan for Manchester.

Core Strategy (2012-2027)

- 4.3 The Core Strategy Proposals Map confirms that the site is not designated for any particular use in the Local Plan. The site is located within the existing built-up area of Northern Moor.

- 4.4 **Policy H1 (Overall Housing Provision)** states that approximately 60,000 new dwellings will be provided in Manchester between March 2009 and March 2027. 90% of residential development will be on previously developed land. The site is located within the Wythenshawe area and Table 9.1 of the Core Strategy confirms that approximately 1,830 net new dwellings will be delivered in Wythenshawe. The policy notes how proposals for new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population.
- The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space and make provision for parking cars and bicycles.
- Prioritise sites which are in close proximity to centres or high frequency public transport routes.
- Be designed to give privacy to both its residents and neighbours.

- 4.5 **Policy H7 (Wythenshawe)** outlines how the Council expect Wythenshawe will accommodate around 3% of new residential development over the Plan Period. New high-quality high-density development will be encouraged within the areas District Centres (Northenden, Baguley and Wythenshawe) and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawes' garden city character. The policy also states that there is potential for additional family housing for sale.

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- 4.6 The supporting text to Policy H7, at paragraph 9.28, notes how Wythenshawe has only a small amount of land available for development and that this is likely to permit only a limited number of new family housing units. It is also noted how there is an identified shortage of family housing in addition to that for single people and first-time buyers.
- 4.7 **Policy H8 (Affordable Housing)** states that the trigger for providing affordable housing is sites of 0.3 hectares and above or where 15 or more units are proposed. New development will contribute to the City-wide target for 20% of new housing provision to be affordable. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options. The provision of affordable housing units will reflect the type and size of the development as a whole and will be inclusively designed to reflect the character of development on the site.
- 4.8 **Policy T1 (Sustainable Transport)** notes how the Council will support proposals that improve choice by developing alternatives to the car, as well as proposals that facilitate modes of transport that reduce carbon emissions e.g., by incorporating charging points for electric vehicles.
- 4.9 **Policy T2 (Accessible areas of opportunity and need)** further discusses the Council's parking standards, noting that the car parking standards are maximums and the cycle and disabled car parking standards are minimums. The Council will take the circumstances of each proposal into account to establish what level of parking is appropriate.
- 4.10 **Policy EN1 (Design Principles and Strategic Character Areas)** notes how all development should have regard to the strategic character area in which the development is located. The site falls within the Wider Wythenshawe Character Area, with Wythenshawe noted to have developed along the principles of the garden city movement. The wider area represents a phased series of predominantly social housing and there is also a predominance of low rise, low density semi-detached houses and short terraces. The policy states that the principal features to be retained in any new development is the sense of existing low rise suburban character set within soft landscape.
- 4.11 **Policy EN4 (Reducing CO₂ Emissions by enabling low and zero carbon development)** notes how all development must follow the principle of the Energy Hierarchy, being designed:
- *to reduce the need for energy through design features that provide passive heating, natural lighting and cooling*
 - *to reduce the need for energy through energy efficient features such as improved insulation and glazing*
 - *to meet residual energy requirements through the use of low or zero carbon energy generating technologies*
- 4.12 **Policy EN6 (Target framework for CO₂ reductions from low or zero carbon energy supplies)** outlines how all applications for residential development of 10 or more units will be
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expected as a minimum to meet the target shown in Table 12.1 unless this can be shown not to be viable. The table is replicated below.

Domestic CO₂ emissions reduction targets	
Table 12.1	
Target	% Minimum requirement
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010
Target 2: Electricity intense buildings	+15% increase on Part L 2010
Target 3: Micro generation area	+15% increase on Part L 2010

4.13 Policy EN6 confirms that compliance with these targets should be demonstrated through an energy statement, which will be expected to set out the projected regulated energy demand and associated CO₂ emissions for all phases of the development. Where the CO₂ emissions reduction required under any future revision to Part L of the building regulations becomes greater than the '% Minimum requirement', the reduction required under building regulations would apply.

4.14 **Policy EN8 (adaption to climate change)** notes that all new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of both buildings and associated external spaces. This can be achieved in a number of ways, including minimisation of flood risk to ensure rain-water permeability. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO₂ mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

4.15 **Policy EN10 (Safeguarding Open Space, Sport and Recreational Facilities)** states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities. Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- *Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or*
- *The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City-wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or*
- *The development will be ancillary to the open space, sport or recreation facility and complement the use or character.*

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- 4.16 **Policy EN14 (Flood Risk)** states that all new development should minimise surface water run-off, including through SUDS and the appropriate use of Green Infrastructure.
- 4.17 **Policy EN15 (Biodiversity and Geological Conservation)** states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site.
- 4.18 **Policy EN16 (Air Quality)** states that developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.
- 4.19 **Policy EN17 (Water Quality)** confirms that development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination.
- 4.20 **Policy EN19 (Waste)** states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
- 4.21 **Policy PA1 (Developer Contributions)** states that the Council may seek contributions for a number of matters on a site by site basis. This includes (but is not limited to) contributions relating to affordable housing, education, green infrastructure and highway improvements. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. In determining the level of contributions, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination may be taken into account.
- 4.22 **Policy DM1 (Development Management)** confirms that all development must have regard to a number of specific issues, including appropriate siting, layout, scale, form, massing, materials and detail. Development should have regard to the character of the surrounding area and must consider effects on amenity including privacy, light, noise, road safety and traffic generation.
- 4.23 **Appendix B** contains the Council's Parking Standards; however, no standards are provided for residential use (C3).

Unitary Development Plan (1995)

- 4.24 Although the 2012 Core Strategy replaced a large number of UDP policies, some policies have been saved.
- 4.25 The only policy of relevance to the development proposals is **Policy DC7 (New Housing Development)**. This states that the Council will negotiate with Developers to ensure that new

housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable.

National Planning Policy Framework (February 2019)

4.26 As outlined in paragraph 2 of the 2019 NPPF, the Framework is a material consideration in planning decisions.

4.27 Paragraph 8 confirms that in order to achieve sustainable development, the planning system has three overarching objectives need to be pursued. These objectives are as follows:

- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **A social objective**– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **An environmental objective**– to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.28 A key element of the NPPF (as outlined at paragraph 11) confirms that local planning authorities should apply the **presumption in favour of sustainable development**. For decision taking this means:

- *'approving development proposals that accord with the development plan without delay'; or:*

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

4.29 The NPPF sets out a series of key aims and objectives of the planning system, the most relevant of which we paraphrase below.

Delivering a sufficient supply of homes

- 4.30 Paragraph 59 of the Framework confirms the Government's continued objective to significantly boost the supply of housing. It is also reiterated that it is important that a sufficient amount and variety of land can come forward where it is needed.
- 4.31 Paragraph 73 outlines that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum five years' worth of housing.
- 4.32 In relation to five-year land supply matters, paragraph 11 (the presumption in favour of sustainable development) confirms the Government's continued position on this matter. It states that for decision making, where policies for determining planning applications are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Footnote 7 of the NPPF confirms that for applications involving the provision of housing, policies are considered to be out of date in situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing.

Promoting healthy and safe communities

- 4.33 Paragraph 91 notes how planning decisions should aim to achieve healthy, inclusive and safe places, through provisions such as site layouts encouraging walking and cycling and ensuring that crime and disorder and the fear of crime do not undermine the quality of life or community cohesion.
- 4.34 Paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - b) *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - c) *The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

Promoting sustainable transport

- 4.35 Paragraph 111 notes how all developments that generate significant amounts of movement should be supported by a Transport Assessment.
- 4.36 Paragraph 109 states the following in relation to the determination of planning applications:

*"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would **be severe**"*

- 4.37 Paragraph 110 notes how applications for development should give priority first to pedestrian and cycle movements, and as far as possible facilitate access to high quality public transport.

Making effective use of land

- 4.38 Paragraph 117 notes how planning decisions should promote the effective use of land in meeting the need for homes and other uses. This includes making as much use as possible of previously-developed or 'brownfield' land. Furthermore, it is noted that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, and proposals which support appropriate opportunities to remediate degraded land.
- 4.39 Paragraph 123 discusses the importance of achieving appropriate densities and that developments make optimal use of the potential of each site. Where there is an existing or anticipated shortage of land for meeting identified housing needs, in such circumstances:

C) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards.

Achieving well-designed places

- 4.40 Paragraph 124 explains how good design is a key aspect of sustainable development and that the creation of high-quality places is fundamental to what the development process should achieve.
- 4.41 Paragraph 127 notes how planning decisions should ensure that developments are visually attractive as a result of good layout, are sympathetic to local character and history and should establish or maintain a strong sense of place.

Conserving and enhancing the natural environment

- 4.42 Paragraph 180 states that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment.
- 4.43 A Noise Assessment and an Air Quality Assessment have been submitted in support of this planning application, which explores such matters in greater detail.

Other Material Considerations

Manchester Residential Quality Guidance (March 2017)

- 4.44 Although not part of the Development Plan, this document, which was formally approved by the Executive in December 2016, is a material consideration in determining applications. The foreword of the document confirms that 'comply or justify' is the overarching theme of the residential design guide. It is also noted that it provides the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development.
- 4.45 The Document discusses a number of key design principles, including nine overarching components (such as 'make it future proof' and 'make it a home') which should be incorporated into development proposals. The guide notes how Manchester will embrace and encourage new design approaches and that residential development should not simply mimic what has been done before. Some of the best design outcomes are the result of new approaches to integrating old and new, whilst also responding to existing site constraints.
- 4.46 The guide outlines the importance of encouraging sustainable transport, appropriately designed car parking spaces and also sets out the waste requirements for each individual household.
- 4.47 It is outlined how Developers will be encouraged to deliver residential units that will be expected to exceed Manchester's emerging space standards, which combine Nationally Described Space Standards and the London Housing Design Guide space standards (as set out in the Appendix of the residential quality guide). We address the development proposals compliance with these standards in Section 5.
- 4.48 The guide also discusses separation distances in terms of ensuring privacy is maintained. It is stated that whilst the norm is for a back to back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.

Guide to Development in Manchester SPD (April 2007)

- 4.49 Whilst somewhat dated, given that the document was written in line with the 1995 UDP policies (many of which have been superseded), this SPD is also a material consideration in the determination process.
- 4.50 The SPD notes how energy efficiency should be considered as part of development proposals, as well as emphasising the need to appropriately consider waste management.
- 4.51 The document discusses a number of matters, including the need for development to consider crime prevention.

Providing for Housing Choice SPD

4.52 This document provides planning guidance about the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision.

4.53 The SPD identifies the creation of "Neighbourhoods of Choice" with truly sustainable communities where people choose to live because of the quality of life on offer:

"It is through the creation of neighbourhoods of choice that (we) will succeed in delivering the household growth needed to underpin the City Region's economic growth potential. The creation of neighbourhoods of choice will demand an integrated and planned approach that can ensure that there are quality public services in the right location, along with quality local amenities, a choice of housing, a quality local environment and low levels of crime and disorder."

4.54 One of the main aims of the 'Neighbourhoods of Choice' vision is that there should be wide choice of housing, across tenures, with higher levels of home ownership than currently exist and higher overall property values. The needs of existing residents should also be met.

Climate Change and Low Emissions Implementation Plan

4.55 This sets out the steps the Council will take to become energy-efficient and to invest in the City's natural environment to respond to climate change and to improve quality of life.

Manchester Strategy 2016-2025

4.56 The vision is for Manchester to be in the top-flight of world-class cities by 2025. The city aims to achieve a competitive, dynamic and sustainable economy that draws on its strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas. As part of this it is expected that that the City will (amongst others);

- Possess highly skilled, enterprising and industrious people.
- Play its full part in limiting the impacts of climate change.
- Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well.

Manchester Residential Growth Strategy (2016)

4.57 Manchester City Council has approved a Residential Growth Strategy which seeks to deliver a minimum of 25,000 new homes in a ten-year period between 2016 and 2025. This policy framework aims to ensure that there is the right quality, mix and type of housing in the right locations to meet demand and changing demographics, develop neighbourhoods of choice and improve equality amongst the City's residents in terms of housing choice, quality and affordability in order to develop strong communities.

Housing Affordability Policy Framework (2016)

- 4.58 The Residential Growth Strategy is supported by the development of the Housing Affordability Policy Framework, which seeks to explicitly link household income to the provision of new homes across the city. This is to ensure that residents who are on or below the average household income for Manchester have access to decent and secure homes. The policy recommends that the City Council aims to deliver between 1,000 and 2,000 new affordable homes in Manchester each year.

Emerging Planning Policy

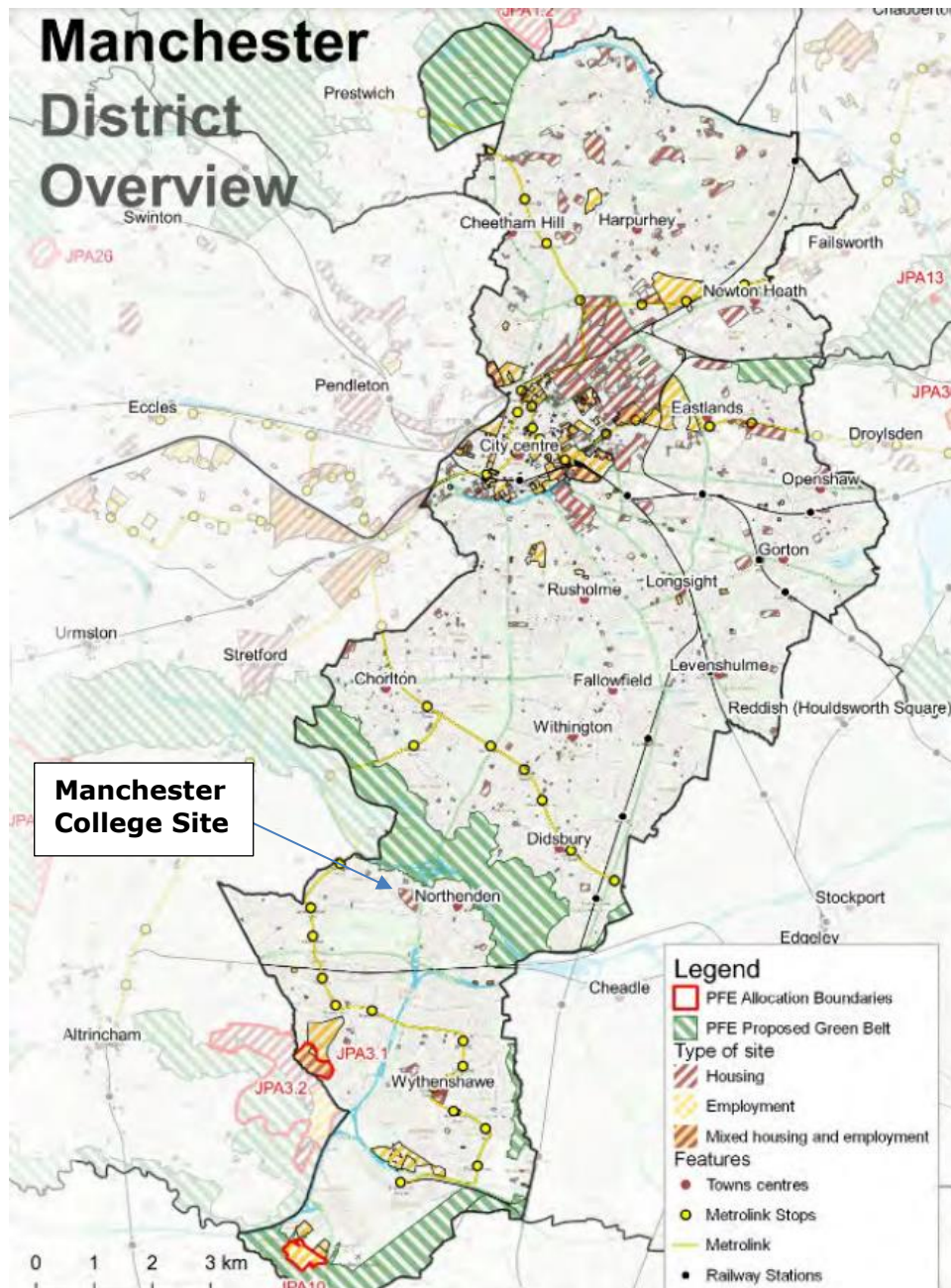
Manchester Local Plan Review

- 4.59 The Council have embarked on a review of the adopted Core Strategy and undertook a first stage of consultation between March-May 2020. The Issues Consultation posed a series of questions and given that it represents the first stage of consultation, has very limited detail in terms of policies and proposals. It is therefore to be afforded no weight given it is at the very early stages of preparation and contains no policies.

Greater Manchester Spatial Framework (GMSF)/Places for Everyone Plan

- 4.60 Progress has stalled further on the GMSF since Stockport's decision to withdraw from the process at the end of 2020. That said, at the time of writing, a Committee Report on the re-named 'Places for Everyone Plan' is due to be discussed at a Greater Manchester Combined Authority (GMCA) meeting on 20th July. The Places for Everyone Plan relates to the 9 remaining constituent authorities, including Manchester.
- 4.61 Of particular note, the Northenden College site is identified as a housing site in the latest Places for Everyone Plan (see extract overleaf).
- 4.62 The identification of Northenden College as a housing site is a positive indication of the development prospects of this site and further demonstrates how the site is entirely suitable for residential development.

Places for Everyone Plan- Latest Draft



- 4.63 Pending committee sign off, the Plan will be subject to another consultation in August-September of this year before the Plan is formally submitted for Local Plan examination. At this stage therefore, no weight can be afforded to the emerging Places for Everyone policies when determining this planning application, albeit the identification of Northenden College as a residential site is material.

5. PLANNING ASSESSMENT

5.1 This section assesses the proposal against adopted local and national planning policy, as well as other key planning matters including the appropriateness of development of the site with regards to:

- The Principle of Development and playing field matters;
- Socio-economic benefits;
- Affordable Housing and Housing Mix;
- Ecology & Trees;
- Design;
- Residential Amenity;
- Sustainability;
- Highways;
- Flood Risk & Drainage;
- Waste Management;
- Air Quality;
- Noise;
- Ground Conditions; and
- Local Labour Agreement.

The Principle of Development and playing field matters

5.2 The site currently comprises 'white land', as per the currently adopted Local Plan position. The site is, in part, previously developed brownfield land and is sustainably located within the urban area of Northern Moor. As explained in Section 2 of this Planning Statement, the site benefits from a sustainable location in relation to local shops, schools and bus and tram services. The site is also located within an area where residential development is the prevailing land use type. Due to these attributes, the site is a logical housing site which can provide a significant contribution towards meeting Manchester's housing requirements.

5.3 Indeed, as per policy H 1, Wythenshawe (including Northern Moor and Northenden) is to deliver at least 1,830 net new dwellings over the plan period. The site is therefore located in an area where residential development is generally acceptable, subject to compliance with other relevant policies in the Core Strategy.

5.4 It is notable that Manchester's housing requirement is substantial, which has been further increased by the 35% uplift that has been applied to the City's housing requirement in the Government's standard housing method calculation. The housing requirement, as per the December 2020

Standard Method calculation, is 3,527 dwellings per annum. Housing delivery in Manchester has remained strong due to high demand, however it is notable that a significant proportion of the housing delivered has been high-density flat and apartment developments in the City Centre.

- 5.5 Land opportunities, particularly for suitable family housing in the suburbs, are scarce in Manchester. This is acknowledged in the supporting text to Policy H7 at paragraph 9.28, which notes how Wythenshawe has only a small amount of land available for development and that this is likely to permit only a limited number of new family housing units. It is also noted how there is an identified shortage of family housing in addition to that for single people and first-time buyers. Policy H7 also states that there is potential for additional family housing for sale in the Wythenshawe area.
- 5.6 In short, the Miller development proposals provide an excellent opportunity to provide much needed family housing, not just for Wythenshawe but the wider Manchester area. The proposals will provide an important contribution to diversify the housing stock, as well as meeting Manchester's substantial housing needs. Furthermore, given that the site is part brownfield in nature, the proposals are in compliance with paragraph 118 of the NPPF which states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes.
- 5.7 The southern section of the site is greenfield in nature and comprises of playing field land associated with the current Manchester College use. As the proposals comprise the re-development of the entire site, Policy EN10 of the Core Strategy and paragraph 97 of the NPPF apply.
- 5.8 Policy EN10 of the Core Strategy is replicated as follows:

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- *Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;*

or

- *The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City-wide standards set out above are maintained, and*
 - *it could not fulfil other unsatisfied open space, sport or recreation needs, and*
 - *a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;*

or

- *The development will be ancillary to the open space, sport or recreation facility and complement the use or character.*

-
- 5.9 NPPF paragraph 97 replicates the sentiment of Policy EN10, stating that existing playing fields should not be built on, unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- 5.10 A Playing Field Mitigation Report (KKP) is submitted in support of this planning application and has been informed by pre-application consultation with MCR Active and Sport England. The KKP report provides the full details pertaining to Playing Field matters and should be read in full, albeit we summarise below how Policy EN10 and NPPF paragraph 97 have been comprehensively addressed and thus how the proposals are entirely acceptable from a playing field perspective.
- 5.11 As a starting point it is important to note that the playing field on site is of poor quality-it was historically used for occasional ad hoc student use but not for any structured or organised sports activity. Manchester College have reported that the playing field has not been used for any teaching or curriculum use since the college merger in 2008 and has no record of the site being used by any community users. The playing field is not in community use and not directly serviced by on-site changing and toilet provision. Indeed, the changing rooms which are located within the main college building have been used as general storage areas since 2013.
- 5.12 It is notable that the Manchester Playing Pitch Strategy (2017) also identified the site as having one adult football pitch which was (and remains) unavailable for community use. It is therefore safe to say that the playing field land is of no benefit to the local community and not of a particularly high standard.
- 5.13 As part of pre-application consultation with both MCR Active and Sport England, a mitigation strategy has been identified that will provide betterment in terms of playing field provision in the local area. Given the proposals will result in the loss of the existing playing field facilities on site, there is a need to demonstrate compliance with Policy EN10 of the Core Strategy. The KKP report explains how there is a shortfall in sport and playing field facilities in the local area and across Manchester relative to demand. The playing field land on site is therefore not surplus to requirements and there is a need to provide equivalent or better replacement sport facilities in the local area to accord with Policy EN10.
- 5.14 Following consultation with MCR Active, Wythenshawe Park has been identified as a hub for sporting activity in this part of the City. This is approximately 1.4 km to the southwest of the site. An area to the west of the existing sport pitches at Wythenshawe Park (see parcel 2 overleaf), has been identified as a suitable mitigation option to compensate for the loss of the Northenden College playing field land.



- 5.15 Notwithstanding that this parcel of land is identified as playing field land by Sport England's definition due to its historic use, it now lies unused for sport having previously been used as pitches several years ago and never formally established as a playing field with dedicated drainage installed. Indeed, MCR Active have advised that this area of land stopped being played on in 2015 due to poor ground conditions and heavy flooding, which resulted in Manchester City Council not being able to sustain football and/or other winter and summer sport usage on site. It has no formal drainage provision, which has resulted in matches being cancelled and the fields being unusable for sporting use due to waterlogging issues. Simply put, the playing field land is not currently used because it is not fit for purpose and needs significant works to bring it to a standard where it can be classified as genuine, usable playing field land.
- 5.16 A detailed Agronomy Report (STRI) for the proposed playing field mitigation site has been prepared in support of this planning application, as advised by Sport England. Key conclusions from the report are as follows:
- At present the proposed mitigation site at Wythenshawe Park is unusable as sports pitches due to the prolonged waterlogging in the northern sector.
 - Currently there is no formal drainage infrastructure in place. This has also been confirmed by MCR Active.
 - A desktop analysis and calculation exercise has been undertaken to determine quantities and volumes of earthworks and drainage requirements, given the existing site grade/levels do not allow for a uniform surface to be created for playing field use.
 - Indicative costings for drainage and re-levelling works have been provided, which are required in order to make the playing field land fit for purpose.
 - The new site could potentially accommodate two full size football pitches and a smaller U12/13 pitch within the site footprint.

- 5.17 In short, the detailed Agronomy Report confirms that significant improvement works are required in order to establish the mitigation site for playing field use. Critically, this is line with Sport England policy, which confirms that Sport England will object to the loss of playing field land unless certain exception tests are met. This includes Exception Test E4, which is replicated as follows:

Exception 4 (E4): Replacement provision of equivalent or better quality and quantity

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and*
- of equivalent or greater quantity, and*
- in a suitable location, and*
- subject to equivalent or better accessibility and management arrangements.*

- 5.18 The mitigation proposals represent genuine replacement of playing field land and will result in a quantitative and qualitative improvement because the land identified at Wythenshawe Park is not fit for playing field purposes and therefore does not constitute as such. Significant works are required to upgrade it to playing field land, which are proposed as part of the mitigation strategy for the loss of the Northenden College playing field land.

- 5.19 To conclude, the proposed playing field mitigation strategy at Wythenshawe Park is entirely acceptable for the following reasons:

- It will represent a **net gain of 0.58 hectares of playing field land**. This is because 1.92 hectares is to be lost at Northenden College and 2.5 hectares of useable playing field land will be gained at Wythenshawe Park.
- It provides betterment given the net gain above, the fact that Wythenshawe Park already has public changing and toilet facilities (which is not the case at Northenden College) and can accommodate two full size football pitches and a smaller U12/13 pitch within the site footprint.
- MCR Active have confirmed that the Council would be supportive of improvement of the lapsed playing field provision at Wythenshawe Park to meet new demand arising in the area. A letter from Manchester City Council has been submitted in support of this application which confirms this position.
- Is suitably located in close proximity to the existing playing field land at Northenden College, thus will meet the same catchment area/demand.
- Represents both quantitative and qualitative improvements to playing field land.

- 5.20 The proposed mitigation strategy for playing field land at Wythenshawe Park is therefore entirely acceptable and in accordance with the requirements of Policy EN10 of the Core Strategy. It also addresses Sport England exception requirement E4 and paragraph 97 of the NPPF. A financial contribution for the playing field mitigation works at Wythenshawe Park will be negotiated with the Council as part of the planning application process and will be secured via a Section 106 Agreement.

Socio-economic benefits

- 5.21 An Economic Benefits Report (prepared by Pegasus Group) is submitted in support of this planning application. The following benefits will be generated by the proposed development of 228 dwellings:
- Contribution of £36.7 million of gross value added (GVA) to the economy during the construction phase of development.
 - The creation of 111 jobs per annum on site and in the wider economy during the construction phase.
 - Household expenditure of £6.3 million per annum once the site is fully built out and occupied.
 - First occupation expenditure of £1.1 million.
 - Growing labour force benefits, with 247 economically active and employed residents once the site is fully built and occupied.
 - £412,000 per annum in additional Council Tax revenue.
- 5.22 As outlined above, a number of significant economic benefits are to be generated by the proposed development, providing benefits to the local community and economy.

Affordable Housing and Housing Mix

- 5.23 Policy H 8 confirms that on sites of 0.3 hectares and above or where 15 or more units are proposed, there is a 20% target for affordable housing provision. The development proposals are providing policy compliant 20% affordable housing (46 no. dwellings).
- 5.24 Policy H 8 also notes how it is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options. The proposals provide affordable housing in line with this, comprising the following tenure:
- 75% shared ownership (35 dwellings)
 - 25% affordable rent (11 dwellings)

- 5.25 The affordable housing mix has been informed by dialogue with Registered Providers and discussions between the College and affordable housing officers regarding the wider estate strategy for the College. It has also been informed by the local market, where there is high demand for home ownership. The shared ownership properties therefore provide the opportunity for affordable home ownership and to help people get on to the property ladder.
- 5.26 The provision of 20% policy compliant affordable housing will therefore provide social benefits to the local community.
- 5.27 In terms of the housing mix of the development proposals, this is as follows:
- 23 no. two bedroom dwellings (10%)
 - 130 no. three bedroom dwellings (57%)
 - 75 no. four bedroom dwellings (33%)
- 5.28 Policy H 1 (Overall Housing Provision) confirms that the Council does not have any specific policy on housing mix. There is therefore no adopted planning policy which prescribes housing mix targets against which these development proposals are to be assessed. The housing mix has very much been designed to reflect local market demand and in particular the strong demand for family housing, with opportunities for such housing particularly few and far between in the Northenden area.

Ecology and Trees

- 5.29 An Ecological Survey and Assessment (ERAP) has been submitted in support of the planning application. The report confirms that no protected species are located on site, including Badgers and Great Crested Newts. Four trees are identified to support features with low suitability for roosting bats- all of which are to be retained by the proposals.
- 5.30 A further Bat Survey was undertaken to investigate the potential for bat roosts in 3 buildings on site. The survey confirms no presence of bats, therefore there are no constraints on the proposed demolition works in relation to roosting bats.
- 5.31 The ecological report also outlines a series of recommendations that aim to enhance the value of the site for wildlife such as roosting bats and nesting birds. The recommendations, comprising landscape planting and habitat creation have informed the proposed site layout and landscaping plans. The installation of bat and bird boxes is also recommended (further details of which have been submitted) and will be incorporated as part of the development proposals.
- 5.32 An Arboricultural Impact Assessment (Ascerta) is also submitted in support of the application. As outlined in the report, where possible the existing trees on site are to be retained, however the development proposals necessitate the removal of some trees on site. Notably, no Category A trees (high quality) are proposed for removal and will be retained as part of the development proposals.

The report sets out suitable protection measures to ensure trees are sufficiently protected throughout the entire course of the development.

- 5.33 New tree planting is also proposed on site, as shown on the landscaping plans, to help compensate for the loss of some existing trees.
- 5.34 The ecology and tree reports demonstrate that the development proposals are entirely acceptable from an ecology and arboricultural perspective and in accordance with Policy EN 15.

Design

- 5.35 The proposed site layout has been informed by extensive pre-application dialogue with relevant key stakeholders, including Planning Officers and the local community. In particular, the importance of pedestrian and cycle connectivity has been explored in detail, to prevent dominance of the private car. This has been achieved by the removal of shared parking courtyards (as raised at the pre-application advice stage) and pedestrian and cycle links connect the two site access points. Furthermore, the northern site access is proposed for pedestrian, cycle and emergency use only- with vehicular access to be provided via Moss Hey Drive. This has facilitated a more pedestrian and cycle friendly layout- with the northern gateway to the site comprising a soft/green streetscene which has retained existing trees on site and reduces the dominance of the parked car. The creation of more open space and the retention of trees was also a comment received as part of the public consultation exercise.
- 5.36 Furthermore, during the pre-application process a desire for landmark buildings to the east facing Princess Parkway, to create a gateway feature, was expressed. The design response to this is a higher density scheme which also addresses acoustic mitigation.
- 5.37 The development proposals have also been carefully designed to respect the existing character of the area whilst also utilising a contemporary design theme. The full details of the design are contained in the accompanying Design and Access Statement; however; the following summarises the key points of note and how the proposed development accords with relevant design policies.
- 5.38 In terms of siting, all dwellings have been carefully orientated and located to preserve residential amenity in terms of overlooking and privacy. Window positioning and separation distances also ensure that the proposal will be acceptable in residential amenity terms.
- 5.39 In terms of scale and massing, the development proposals have been carefully designed to ensure that they are of a height which is appropriate to this location. The majority of the houses are two storeys and have pitched roofs to stay in keeping with the massing and architecture of the surrounding houses. 2.5 to 3 storey homes are proposed in areas most appropriate for height on site, including key landmark locations areas and are concentrated to the boundary fronting Princess Parkway.

- 5.40 Furthermore, it is important to note that the site benefits from good levels of visual containment, given the existing vegetation and trees along the site boundaries, which are to be retained as part of the development proposals. The proposed building heights are therefore acceptable in terms of visual impact and character and accord with policy DM1.
- 5.41 In terms of appearance, 11 housetypes are proposed, which provide variation to the streetscene and avoids uniformity. The elevation designs have been informed by the vision to create a distinct, high quality development that respects the character of the local area. Like other new residential developments nearby (including the Cherry Blossom Close proposals to the immediate north), the designs are a contemporary interpretation of the surrounding vernacular. The proposed material palette of red bricks and grey roof tiles is reflective of the neighbouring buildings, while black doors and window detailing will give it a contemporary feel. The proposed elevational treatments, materials and overall design of the housetypes are again in accordance with Policy DM1.
- 5.42 Finally, it has been ensured that all housetypes accord with the Manchester Space Standards, as set out in the Manchester Residential Design Guide. The overall design and site layout has also followed the principles outlined in the Design Guide.
- 5.43 In summary, the development proposals are entirely acceptable from a design perspective and in accordance with Policy DM1.

Residential Amenity

- 5.44 The development proposals have carefully considered privacy, overlooking, separation distances and other general amenity matters. In particular, comments raised by the local community and Planning Officers at the pre-application advice stage have informed the site layout- with regards to the positioning and orientation of some dwellings from existing neighbouring properties. In particular, separation distances between the eastern site boundaries and existing properties on Fairmead Road have been re-looked at, as well as the north to existing boundaries to Hollyhey Drive and Purley Avenue/Millom Avenue.
- 5.45 The window positioning on housetypes have been carefully designed to ensure no privacy issues between neighbouring properties. For example, side elevations are left largely blank and any windows that are present on side elevations have been designed to ensure they do not interface/overlook habitable rooms in neighbouring properties or include obscured glass.
- 5.46 The Manchester Residential Design Guide is clear that overlooking (back to back) distances between residential properties need to balance the desire for sufficient residential privacy whilst offering scope for different development options to come forward in response to a site's context. While the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.

5.47 The site layout has been carefully designed to strike an appropriate balance, ensuring a high-quality living environment with different design responses and has paid particular regard to ensuring sufficient separation distances are in place in relation to existing neighbouring properties.

5.48 Accordingly, the development proposals are in accordance with DM1 in relation to the protection of residential amenity.

Sustainability

5.49 Sustainability has been at the heart of the final design of the development proposals, cognisant of the growing importance of renewable energy and Manchester City Council's Climate Change Framework and carbon neutral agenda. Headline sustainability points for the scheme include:

- 100 % Photovoltaic (PV) provision on site;
- 100 % electric car charging point provision- with charging points to be provided within private garages or to the front of plots;
- 100% cycle parking provision; and
- Hybrid drainage strategy which includes soakaways on private plots.

5.50 An Energy Statement (Energy & Design) is submitted in support of this planning application. This provides full details of the renewable energy and low carbon technologies to be utilised on site. Of critical note, the sustainability measures on site have been designed to reflect the imminent changes to Building Regulations, as well as the Council's currently adopted renewable energy policy carbon and climate change agenda. Namely:

- Policy EN 6 of the Core Strategy requires domestic Co2 emissions to achieve + 15% increase on Part L 2010 (or compliance with any future/subsequent revisions to Part L of the building regulations).
- New Part L regulations will come into force in 2022, which requires 31% increase over 2013 Part L.

5.51 The Miller Homes development proposals will be built out in phases and are therefore set to be captured at different stages of the Part L Building Regulation requirements. That is, some of proposed dwellings will be built whilst the 2013 regulations remain in force (with Policy EN 6 requiring a 15% uplift to these) and some will be built out when the 2022 Part L regulations are newly brought in to force.

5.52 Due to the imminent changes in Building Regulations, a staggered approach is therefore required, to ensure compliance with the relevant Part L Building Regulations at the point of construction. As explained in the submitted Energy Statement (Energy & Design), it is envisaged that:

- 70 plots will be built to 15% increase on Part L 2013 requirements, as per Policy EN 6 of the Core Strategy.
- 158 plots will be built to 31% increase on Part L 2013 Requirements (i.e. to ensure compliance with changes to Part L regulations which are to come in force in 2022).

5.53 Notably, the final methodology and modelling is yet to be agreed in relation to the emerging Part L 2022 requirements. Therefore, Miller Homes have used the latest model available with regards to achieving the emerging 2022 requirements.

5.54 As explained in the submitted Energy Statement, on average across the 228 dwellings, each plot will achieve a 26% reduction on Part L 2013 Building Regulations. Given the transitional period between the Building Regulations and different build phases of the proposed development, and to avoid the need to vary the approved documents at a later date (once the final methodology has been published and in force), we are looking to secure an appropriately worded condition in relation to this matter. Namely, the condition would be worded to ensure that an average reduction across the site in carbon emissions over Part L 2013 is achieved. This matter can be fully explored with the Council during the determination process.

5.55 To conclude, sustainability and energy matters are at heart of the development proposals and will be in accordance with the provisions of Policy EN 6 and future Building Regulation requirements.

Highways

5.56 A Transport Assessment & Travel Plan has been produced by Eddisons and submitted in support of this planning application. The Report has been informed by dialogue undertaken with Manchester City Council Highways Department in advance of the application submission.

5.57 A summary of the key conclusions of the Transport Assessment are as follows:

- The site benefits from sustainable access to local services and public transport facilities;
- The provision of one vehicular site access point (off Moss Hey Drive) to serve 228 dwellings is entirely acceptable from a highways perspective;
- The proposed development can be adequately accessed and serviced in a safe and efficient manner;
- The proposed development is forecast to generate a very similar level of traffic when compared to the existing educational use on the site; and
- The proposals will not have a material impact on the operation of the local highway network.

5.58 The Transport Assessment ultimately concludes that there are no material reasons why the proposed development should not be granted planning consent on highways or transportation grounds.

- 5.59 As such the proposed development is entirely acceptable from a highways perspective and in accordance with Policy DM1.

Flood Risk and Drainage

- 5.60 A Flood Risk Assessment and Drainage Strategy (RSK) is submitted in support of the application. The site is located entirely within Flood Zone 1 (lowest probability of flood risk). The drainage strategy is hybrid in nature, comprising of soakaways on some private plots (i.e. drainage to ground, which is at the top of the drainage hierarchy) and proposed highways will drain via gravity to the existing outfalls located to the north and west of the proposed development. Surface water sewers have therefore been designed for the road network and some residential plots and these surface water sewers convey flow to the proposed surface water pump located on-site to the north.
- 5.61 Whilst it is envisaged at this stage that soakaways (direct infiltration to ground) will be used on most plots, this will be subject to confirmation from further Site Investigation Works to occur near and post demolition of the existing college buildings. It is impossible to fully confirm this matter until the college buildings have been demolished.
- 5.62 In terms of foul water, connections will be made to existing sewers and a suitable connection point has been identified in the Drainage Strategy.
- 5.63 Accordingly, the proposals are entirely acceptable from a flood risk and drainage perspective and comply with Policy EN 14.

Waste Management

- 5.64 A Waste Proforma and Site Waste Management Plan are submitted in support of the application. As shown on the Waste Management Plan, general refuse, recycling and food waste bins will all be securely located and enclosed within the back gardens of all residential dwellings. Bins will be provided for every property and in accordance with Manchester standards.
- 5.65 As shown on the submitted Swept Path drawing (prepared By Eddisons), refuse vehicles can safely access and egress the site to collect waste at bin collection points on bin collection days.
- 5.66 The development proposals therefore comply with Policy EN 19.

Air Quality

- 5.67 An Air Quality Assessment (Wardell Armstrong) is submitted in support of the application. The report concludes that the development will not lead to an unacceptable risk from air pollution and that there are no material reasons in relation to air quality why the proposed scheme should not proceed.

- 5.68 Accordingly, the proposals are also acceptable from an air quality perspective and accord with policy EN 16.

Noise

- 5.69 A Noise Assessment (Hepworth Acoustics) has been submitted in support of the planning application. The assessment addresses the potential impact of road traffic noise on the proposed development. An appropriate scheme of noise mitigation measures has been recommended to achieve acceptable noise levels for the new residents as defined in BS 8233 and the MCC guidelines. Proposed noise mitigation measures include upgraded glazing and ventilation for the dwellings most exposed to traffic noise (in the eastern section of the site- i.e. those closest to the Princess Parkway).
- 5.70 Accordingly, subject to noise mitigation measures to be implemented at the detailed design stage (which can be secured by condition), the proposals are entirely acceptable from a noise perspective. The proposals therefore accord with Policy DM1 with regards to noise.

Ground Conditions

- 5.71 A Ground Investigation Report (Betts Geo) has been submitted in support of this application, which has been informed by earlier Phase I and Phase 2 reports which have also been submitted. The reports ultimately conclude that the site is of generally low-moderate (localised) risk for contamination and ground gas. Groundwater contamination is also considered to be negligible.
- 5.72 Accordingly, the re-development of the site for residential purposes is entirely acceptable from a ground conditions perspective.

Local Labour Agreement

- 5.73 Core Strategy Policy EC1 requires details of Local Employment Agreements, which should contain a commitment to work with the Work Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents through existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying.
- 5.74 The Applicant requests that this detail is secured by planning condition.

Summary and key benefits

- 5.75 As outlined above, the development proposals comply with the relevant policies of the adopted Development Plan. The scheme will also provide a number of key benefits which should be afforded significant weight in the determination of this planning application. Key benefits of the scheme are:
- Playing field mitigation at Wythenshawe Park, which will provide genuine betterment given the unused status by the local community of the Northenden College playing field land, the

lack of facilities to support the playing field on site and an overall net gain in playing field provision;

- Helping to facilitate and cross-fund Manchester College's wider revitalisation Estate Strategy and in particular the new state of the art college campus at the former Boddingtons Brewery site on Great Ducie Street, Manchester;
- Provision of much needed family housing and 20% policy compliant affordable housing provision (including shared ownership to help people on to the property ladder);
- Utilisation of renewable energy measures reflective of Manchester City Council's carbon neutral and climate change agenda, including the provision of 100% electric charging points and PV provision; and
- Economic benefits including contribution of £36.7 million of gross value added (GVA) to the economy during the construction phase of development and the creation of 111 jobs per annum on site and in the wider economy during the construction phase. Thereafter, operational benefits including increased household expenditure and Council Tax revenue.

5.76 The principle of residential development is acceptable on this sustainable site, and for the reasons set out above the proposals also comply with Policy EN 10 with regards to playing field matters. The development proposals are also acceptable from all other technical and planning aspects. Accordingly, these sustainable development proposals should be approved without delay, in accordance with paragraph 11 of the NPPF.

6. DRAFT HEADS OF TERMS

Parties

6.1 The Agreement will be between:

- a) Manchester City Council, Town Hall, Manchester, M60 2LA
- b) Miller Homes North West, 103 Dalton Avenue, Birchwood Park, Warrington, WA3 6YF
- c) LTE Group, Openshaw Campus, Administration Centre, Ashton Old Road, Manchester, M11 2WH

Development

6.2 Full application for the demolition of existing buildings on site and the erection of 228 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works.

Obligations

6.3 In order to comply with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), each obligation will need to be justified as necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

Affordable Housing

6.4 The development proposals will provide policy compliant 20% affordable housing, to be secured in the Section 106 Agreement.

Playing Field Mitigation

6.5 A financial contribution, the sum of which will be agreed with the Council, will be provided to deliver the proposed playing field mitigation at Wythenshawe Park. Manchester City Council will be responsible for the management and maintenance of the playing field, as confirmed by MCR Active.

Travel Plan

6.6 A Residential Travel Plan Framework has been submitted alongside the Transport Assessment in support of the planning application. Any necessary targets will be captured by the Section 106 Agreement. No part of the residential development shall be occupied prior to the implementation of the Travel Plan (document to be agreed with Manchester City Council).

8. CONCLUSIONS

- 8.1 This planning application seeks full planning approval for the demolition of existing buildings at the Manchester College, Northenden Campus site and the erection of 228 no. residential dwellings (Use Class C3) and associated works.
- 8.2 The site is proposed to be developed for residential purposes as part of Manchester College's wider estate rationalisation strategy. The college have undertaken an estate strategy review and have decided to vacate the site in 2022 to relocate to a new state of the art college campus at the former Boddingtons Brewery site on Great Ducie Street, Manchester. The site is therefore now surplus to educational requirements, thereby providing the opportunity to provide high-quality family housing on site which will also help to fund Manchester College's new state of the art campus.
- 8.3 A comprehensive mitigation strategy for the loss of playing field land on site has been drawn up in consultation with MCR Active and Sport England, with mitigation proposed at Wythenshawe Park to the immediate south of the site. The mitigation proposal provides both quantitative and qualitative playing field improvements and will result in a net- gain of 0.58 hectares of playing field land. It provides genuine betterment given the net gain above, the fact that Wythenshawe Park already has public changing and toilet facilities (which is not the case at Northenden College) and can accommodate two full size football pitches and a smaller U12/13 pitch within the site footprint. The mitigation strategy will be secured by a Section 106 Agreement and management of the playing field undertaken by Manchester City Council. The development proposals are therefore entirely in accordance with Policy EN10 of the Core Strategy.
- 8.4 The site represents a highly logical housing site, surrounded by predominately residential development and benefiting from a sustainable location. It will provide a meaningful contribution to the Council's housing requirements (which are substantial), including the provision of 20% policy compliant affordable housing.
- 8.5 The development proposals will generate significant benefits, including the aforementioned playing field betterment and affordable housing provision, as well as economic benefits including creation of jobs and added GVA to the local economy.
- 8.6 Environmental sustainability is also top on the development proposals agenda, with the provision of 100% electric car and cycle parking provision, PV on every dwelling, a sustainable drainage solution on site, compliance with the Core Strategy and emerging Building Regulation energy requirements and a layout which promotes pedestrian and cycle permeability over the private car.
- 8.7 The design of the proposals has been carefully designed to follow the principles of the Manchester Residential Design Guide, including compliance with Manchester's space standards. Residential amenity and privacy matters have also been carefully considered when finalising the detailed design of the proposals, and have informed the final details in relation to window placement, siting of the

buildings etc. The development proposals are therefore entirely acceptable from a design perspective.

- 8.8 This statement and other supporting documents have demonstrated that the proposals are acceptable and in accordance with both local and national planning policy. They have also been informed by extensive pre-application consultation, including with the local community and other key stakeholders such as planning officers, highway officers and Sport England which have informed the development proposals.
- 8.9 In line with paragraph 11 of the NPPF, the proposals should be approved without delay, as they are in accordance with an up-to-date plan and comprise a sustainable form of development.