

DESIGN AND ACCESS STATEMENT

Broad oak Site 1, Panfield Road, Wythenshawe

08.01.2018

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1.0 Introduction:

This Design and Access Statement has been prepared by AEW Architects and Designers LTD on behalf of Wythenshawe Community Housing Group to support the planning application for a residential development on a piece of grassed land at the junction of Panfield Road and Broadoak Road, Wythenshawe, Manchester.

Full planning permission is sought for the development of this underused greenfield site for 4 semi-detached homes with associated servicing, parking and landscaping. The proposal is based on a thorough assessment of the sites immediate and wider context, undertaken through desk-based research, site visits, observations and consultations.

This Design and Access Statement is structured in line with CABEs *Design and Access Statements: how to write, read and use them*. The statement is set out in three further sections:

Context - provides an analysis of the application site

Design Statement - describes the scheme in terms of use, amount, layout, scale and appearance

Access & Operational Statement - provides details of vehicle and pedestrian access, public transport and inclusive access.

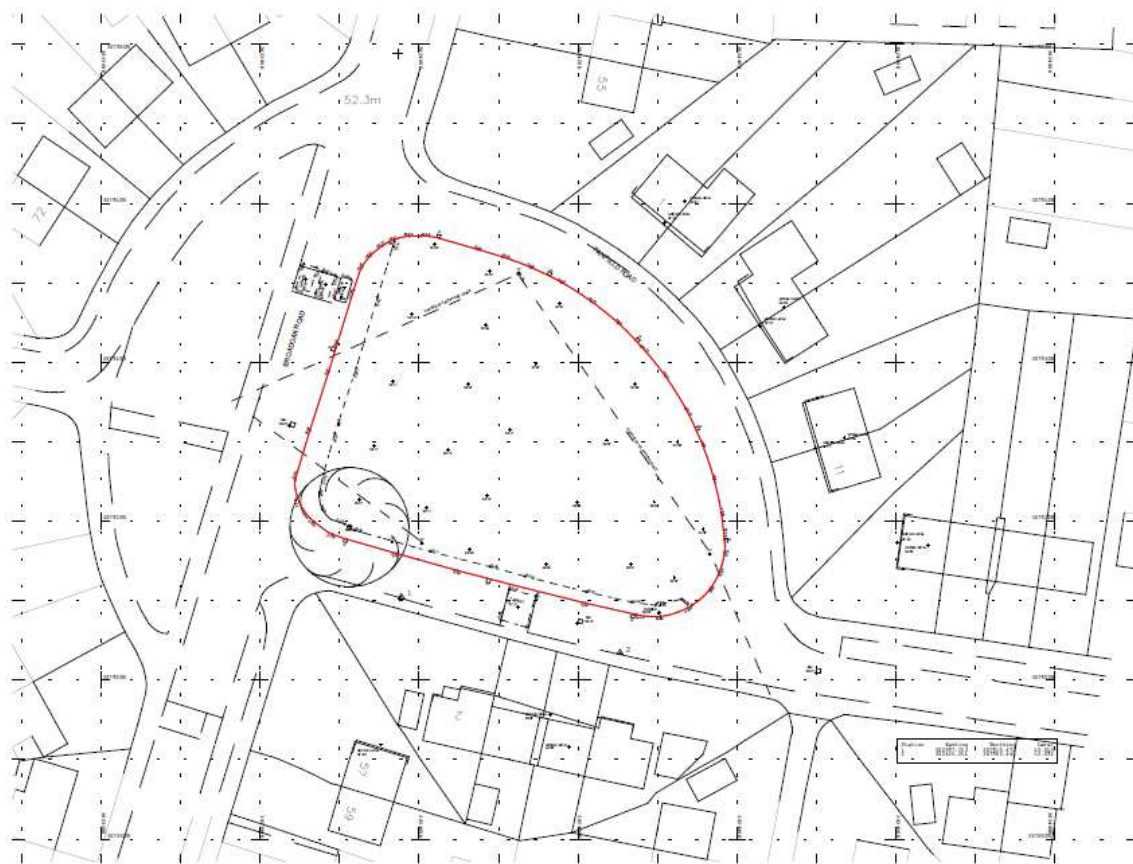


Aerial Photograph (credit: Google Earth)

2.0 Context:

2.1 Application Site:

The application site extends to circa 0.18 hectares with frontage to Panfield Road and Broadoak Road which are local distributor roads. Presently the site is greenfield land but is not categorised as Open Space within the Manchester City Local Plan. The site is situated within the Sharston Ward. The site is predominantly flat and includes one tree located on the south-west corner of the site.



Existing site plan with red line boundary

2.2 Immediate Context:

This previously undeveloped site is located in an area consisting of primarily residential use with support services including educational, religious and retail use within the neighbourhood. The site is surrounded by roadways with domestic two-storey semi-detached dwellings facing on to the plot. The dwellings are largely post-war in date and are constructed from red brick as seen on Gorsey Road. A number of properties have subsequently been rendered and painted as can be seen on Panfield Road.

To the south of the site beyond the dwellings on Panfield Road is the Brownlea Green Methodist Church whose surrounding land is protected green space. To the East and West of the site lie established residential neighbourhoods.

2.3 Wider Context:

Useful amenities are available in the vicinity including Manchester College, Benchill Medical Practice, Manchester Enterprise Academy and a number of supermarkets while Wythenshawe town centre with all its retail and services is conveniently located approximately 800m south east of the site. Several green spaces and parks are accessible within close proximity to the site including Haveley Road children's play area to the north, Kirkup Gardens to the south, Rodger's park to the west and Hollyhedge Park to the east.

The site is located in close proximity to the strategic road network, bus network and passenger light railway network, making it a highly sustainable site from an accessibility point of view with some industrial and employment focussed uses in the wider context.

2.4 Planning Policy Context:

National Planning Policy Framework

The publication of the National Planning Policy Framework (NPPF) in March 2012 (revision published July 2018) means that all national planning policy is now contained within this single document. The majority of previous Planning Policy Statements and Planning Policy Guidance Notes were therefore superseded and replaced.

The NPPF sets out the Government's planning policies for achieving sustainable development in England and forms a key part of the Government's reforms to simplify the planning system. It performs an economic, social and environmental role and provides the foundation upon which local and neighbourhood plans can develop. Paragraph 85 states that local planning authorities should recognise that residential development can play an important role in ensuring the vitality of town centres and set out policies to encourage residential development on appropriate sites. Paragraph 67(a) states Councils are required to provide a 5 year supply of housing land while paragraph 68 identifies the important contribution small sites make in meeting the housing requirements of an area.

The document outlines the importance of delivering high quality homes and the creation of opportunities for sustainable communities attractive to all members of the community. The NPPF advises that new development can make a positive contribution to local character, introduced the presumption in favour of sustainable development and the Government's key objective to increase the delivery of new homes.

Manchester Core Strategy (2012 – 2027)

The Manchester Core Strategy Development Plan Document was adopted on the 11th of July 2012 and is considered the key document in Manchester's Local Development Framework, outlining the vision for the area over a 15 year period. Manchester City Council is in the process of preparing a replacement to the Core Strategy which will consist of the Greater Manchester Spatial Framework and Manchester Local Plan, according to the recently published Local Development Scheme 2018 - 2022.

Housing Policy

Policies considered relevant to provision of housing are identified and summarised below.

Policy H1: Overall Housing Provision outlines the key housing targets for Manchester for the period of the plan, sets out the spatial distribution of new housing and illustrates the requirements that new housing developments will be expected to meet.

Policy H2: Strategic Housing Location sets out the key locations for residential development, highlighting the area to the east and north of Manchester City Centre as strategic housing locations. The policy includes a requirement for developers to consider including environmental improvements to their developments.

Policy H7: Wythenshawe states that the Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. However, development will be encouraged in small infill sites where it contributes to the stock of affordable housing or where it complements Wythenshawe's garden city character.

Policy H8: Affordable Housing outlines the requirements for affordable housing, stating that new development will contribute to the City-wide target for 20% of new housing provision to be affordable.

Open Space Policy

Policies considered relevant to provision of open space are identified and summarised below.

Policy SP1: Spatial Principles sets out the key overarching spatial principles which will guide strategic development within Manchester, including a requirement for the network of open spaces within the City to provide all residents with good access to recreational opportunities.

Policy EN9: Green Infrastructure states that new development will be expected to maintain existing green infrastructure in terms of the quantity, quality and multiple function. In situations where the benefits associated with a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the applicant will require to demonstrate how any loss will be mitigated in terms of quantity, quality, function and future management. Manchester's green infrastructure will promote the continued development of a network of green spaces, with priority being given to areas of the City that have an identified existing lack of open space.

Policy EN10: Safeguarding Open Space, Sport and Recreation Facilities outlines the Council's aim to retain and improve existing open spaces, sport and recreation facilities to a high standard. Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent of better replacement open space, sport or recreation facilities will be provided in the local area;
- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the city-wide standards set out within Policy EN10 are maintained;
- It could not fulfil other unsatisfied open space, sport or recreation needs;
- 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.

Policy EN12: Area priorities for Open Space, Sport and Recreation sets out the priority for open space, sport and recreation in the City, advising that for the Wythenshawe area, the aim is to improve existing facilities and sites.

Wythenshawe Strategic Regeneration Framework (2004)

The Wythenshawe Strategic Regeneration Framework was published in December 2004 provides the vision for regeneration within Wythenshawe across a 10-15-year period. Under Quality of Life, the framework outlines the requirement for the development of local parks, green corridors and river valleys for environmental and recreational opportunities, whilst ensuring the natural assets of the Wythenshawe area are protected and enhanced.

Manchester City Council: City Wide Open Spaces, Sport & Recreation (2009)

Published by PMP Consultants in August 2009, the Open Space and Recreational Study ("the study") assesses the quantity and quality of open space provision within the Manchester area, as well as recommending open space and sports facility provisions, accessibility targets and highlighting key priorities for improving the existing quantity and quality of open spaces and sports facilities. The population data analysed within this assessment is based on 2006 mid-year population estimates, and as it is considered that the population of Wythenshawe has not significantly grown since 2006, the study is deemed relevant for inclusion within this assessment.

Emerging Planning Policy - Greater Manchester Spatial Framework

The Greater Manchester Combined Authority [GMCA] and the Association of Greater Manchester Authorities [AGMA] are working together to prepare an overarching development plan to manage the supply of land for jobs and new homes across Greater Manchester through the production of a Greater Manchester Strategic Framework. They consulted upon the initial GMSF evidence base in November 2014. They consulted upon the resultant vision and draft strategic options in November 2015 to January 2016 and also undertook a Call for Sites exercise. The draft GMSF was published in October 2016 and it covers the period 2012 to 2033.

2.5 Heritage Assets:

There are no listed buildings or conservation areas in the vicinity of the site. The nearest heritage asset is the grade II listed Church of St Luke the Physician approximately 675m north east of the site.

2.6 Building Heights:

The existing dwellings located in the vicinity of the site were designed as part of the Wythenshawe plan and are predominantly two-storey in height.

3.0 Design Statement:

3.1 Use & Amount

The proposed site is to be utilised to erect 4 single storey residential dwellings which will be made available as affordable housing. The proposed dwelling types will consist of four 2 bedroom (3 person) units (Type D). Type D dwellings have a ground floor area of 61.9 sqm each.

3.2 Layout



Proposed site plan

Street elevation - south



The dwellings have been designed largely in red brick with contrasting buff coloured brick panels and feature stone cills and headers. The proposed double glazed window units are to be of grey UPV while the pitched roofs will be finished with large grey concrete roof tiles. The front garden boundary treatments are to include low brick walls and piers with black painted railings while timber fencing will be provided to the rear garden areas.



The local area, close to Wythenshawe town centre, has good access to public transport (bus), excellent foot and cycle links to the surrounding employment areas, including Manchester City Centre and good road links to the principle road network. The North Cheshire Motorway (M56) is conveniently accessed via Simonsway to the South. Further details of public transport services are detailed in following sections.

Access to the proposed dwellings will be from Panfield Road. The proposed scheme includes 1 car parking space per house.

Pedestrian accessibility to the site is good with footways of at least 2m in width provided around the site. The proposed development is within walking distance of local facilities,

amenities, Wythenshawe Town Centre and local public transport. An existing bus stop on Broadoak Road is conveniently located nearby.

4.4 Public Transport:

The site is well located to benefit from good transport services. There are existing bus stops on Broadoak Road and several bus routes operate from these stopping points, which include route numbers 102 and 103 connecting the site with local destinations and Manchester city centre.

The development site is well positioned to avail of light rail services via Benchill tram stop, being approximately 0.9km distance east of the site. The tram connects with Manchester Airport and Victoria Station where connections can be made to travel on to wider destinations nationally.

4.5 Cyclist Access:

Cycling as a means of transport is well catered for in the immediate vicinity of the site and generally in Wythenshawe. National cycle route (NCR) 85 which runs between Manchester city centre and Manchester airport is accessible at the junction of Honford Road and Greenwood Road, located 420m south-west of the site. The route travels on a combination of on-road and off-road paths.

4.6 Inclusive Access:

The proposed dwellings will incorporate measures to facilitate access and use by all residents including disabled people with mobility, sensory and cognitive impairments. Inclusive access will be encouraged by ensuring that:

- The dwellings can be accessed by all potential visitors, regardless of age, or any disabilities which they might have;
- The external environment, including the location and orientation of entrances, will be legible and not act as an impediment to any potential users;
- The internal environment can be successfully and safely used by all potential users of the building.

4.7 Waste management strategy:

Waste and recycling bins are proposed to be accommodated to the rear of each dwelling from where they can be moved and placed kerbside for collection by the council on designated collection days.

5.0 Open Space Assessment

This Open Space Assessment has considered the Sites of the Proposed Development against local and national policy and guidance in respect to open space provision, whilst reviewing the potential loss of the facilities currently available at the Sites against provision elsewhere in Wythenshawe.

It is considered that the Sites are currently surplus to current and predicted future requirements, with higher quality facilities offered in vicinity to the Sites at a suitable level of accessibility and quality.

The loss of the current amenity green spaces at the Sites are not considered to have a detrimental effect on the provision of open space within Wythenshawe, and as such the Proposed Development is considered to comply with the key requirements set out in the NPPF paragraphs 96 and 97, which require a robust and up to date Open Space Assessment to be carried out and provide evidence that a proposed development site is surplus to requirements, and Manchester Core Strategy Policies EN9 and EN10.

In summary, this open space assessment finds that there is appropriate provision of amenity green space within reasonable proximity to the Proposed Sites which are of higher quality. The qualitative and quantitative findings of this assessment suggest that any loss of amenity green space currently available at the Proposed Sites will not constitute a significant impact to amenity green space provision in the wider catchment area.

6.0 Ecology Report

United Environmental Services Ltd were commissioned to undertake a Preliminary Ecological Appraisal incorporating a desk study and preliminary ecological appraisal (PEA) survey undertaken in November 2018. The land parcel at Site 2 has an area of approximately 0.4 acres and is dominated by amenity grassland that is regularly mown. The report identifies the site also contains a small stand of tall ruderal vegetation, a number of stands of scattered scrub and four scattered mature trees.

The results of the survey combined with the results of the desk study have highlighted the requirement for further work in relation to the following habitats and species:

- Bats – soft-felling techniques as detailed in section 4.2.1 are to be used if the tree assessed as having low bat roost potential is to be removed as part of the development.
- Breeding birds – site clearance, de-vegetation works, and tree felling are to take place outside of the breeding bird season, which runs from March to August inclusive. If not possible, a targeted nest survey is to be undertaken or an ecological clerk of works appointed to oversee the works.

The development also presents an opportunity to enhance the habitats available to wildlife on site. The provisioning of bat and bird nest boxes on site will provide improved roosting and nesting opportunities into the long-term future of the site.

7.0 Tree Report

An Arboricultural report was undertaken by ACS Consulting in November 2018. The report details the arboricultural implications of developing the site including a survey of the trees on and near the development site, an assessment of any impact upon the trees by the development and vice versa and suggested mitigation for any loss. The methodology includes a grading of trees, canopy spread and crown shape for each tree or group.

The tree categorisation method identifies the quality and value of the existing tree stock and is presented in order to allow a balanced judgement on tree retention and removal to be formed. The report makes recommendations regarding tree protection and makes recommendations on incorporating its findings in any development.

8.0 Contaminated Land Assessment

The preliminary geo-environmental assessment indicates that the site can be classified as low or very low risk in terms of contamination and flood risk. No radon protection measures are required.

This classification is due to the fact that in consideration of the past use of the site and surrounding area, no significant sources of ground contamination are envisaged. However, the presence of localised contamination within the historic infilled pond of unknown provenance is considered low but cannot be wholly discounted at this stage.

The report recommends a Phase 2 intrusive ground investigation is undertaken prior to site redevelopment to obtain additional information on the ground conditions and chemical ground conditions. The report finds no barrier to granting approval of this planning application.

9.0 Flood Risk Assessment

The Environment Agency (EA), Manchester City Council (MCC), and United Utilities (UU) have been asked to confirm if they have any information regarding past, present or future flooding issues that may affect the site. The EA's response confirms that the site is located within flood zone 1 (low risk) and also that the EA have no records of flooding in the vicinity of the proposed development. The MCC response confirms that they are not aware of any significant flood risks to the proposed development. The UU response confirms that they have no records of flooding in the vicinity of the proposed development. The risk of flooding from other sources is considered to be low. Given the above, the overall risk of flooding to the development is considered to be low.