Goulden Street, New Cross, Manchester

Environmental Standards Statement

Revision: 3
21 November 2019

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Issued to: Futureserv Ltd & Deloitte LLP

Revision	Description	Date
0	Draft for comment	01.09.18
1	First issue for planning	13.09.18
2	Second issue for planning	24.02.19
3	Third issue for planning	21.11.19

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Introduction

This Environmental Standards Statement (ESS) is submitted on behalf of Mulbury Homes (Goulden Street) Limited, (the "Applicant"), in support of an application for Planning Permission for the proposed construction of a residential development within the New Cross Area in Manchester City Centre (the "Proposed Development").

The Applicant is preparing three separate planning applications for three separate sites within the New Cross Area of Manchester City Centre. The applications have been submitted concurrently, and the sites are all being progressed by Mulbury Homes and it is expected that all three will be developed concurrently.

The sites are located within the New Cross Neighbourhood Development Area (NDF). The NDF designates all three sites as being within 'Zone A'. It is part of a wider vision to create a predominantly residential neighbourhood, supported by a mixture of ancillary office or commercial units at ground floor.

The Proposed Development includes the erection of a residential building and ancillary commercial use, together with the creation of landscaping, car and cycle parking, access arrangements and associated works.

This report relates to Goulden Street. Reports in relation to Bendix Street and Oldham Road are submitted separately in support of the relevant planning applications.

The proposals at the Goulden Street site required special thought and consideration to take into account the Listed Assets. The design process has been carefully considered to pull back the blocks from the listed chimney. This has resulted in a smaller 8 storey block (Ground + 7), comprising c. 73 apartments (Use class C3) with accompanying lounge, roof terrace, and commercial unit to ground floor.

The proposals also include the addition of a lantern to the top of the chimney, to create a landmark structure. This will be pursuant to a Listed Building Consent submitted in line with the relevant planning application.

The ESS details the features incorporated into the Proposed Development to ensure that relevant standards outlined in Manchester City Council's (MCC) Core Strategy and Guide to Development Supplementary Planning Document (SPD) are met.

Overview

Site Context – Goulden Street

The Site, which this report relates to, is bound by the pedestrianised Bendix Street to the north east, Chadderton Street to the north east, Goulden Street to the south west, and Cross Keys Street to the north west.

The Site is not located within a conservation area. It does however, hold the Grade II listed 'Former Police and Ambulance Station', including the boundary walls and tall chimney structure.

Report Structure

The ESS demonstrates how the Proposed Development has been brought forward in the context of sustainable design and construction principles; alongside the **New Cross Neighbourhood Development Framework (NDF)**. The NDF states that in line with the NPPF and MCC Core Strategy, development should be ***"sustainable, accessible to all and designed so as to provide a welcoming and safe environment"***. An overview of the relevant sustainability planning policy is provided in Appendix A; and the policies of the Core Strategy and Guide to Development in Manchester.

Supplementary Planning Document (SPD) policies are cross-referenced throughout the ESS.

The ESS is broadly structured around the headings of MCC's *Guide to Development SPD* and includes the following:

- Environmental Design
- Energy – incorporating Energy Efficiency and Renewable Energy
- Water – incorporating Water Management and Weather Resilience and Waterways (where applicable)
- Waste & Materials – incorporating Waste Management and Construction Management
- Biodiversity

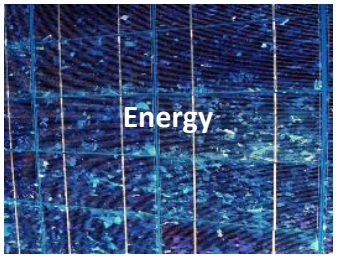
Key Sources

The ESS is supported by the following documents:

- Accommodation Schedule September 2019, Tim Groom Architects
- EIA Screening Letter, prepared by Deloitte
- Transport Statement & Framework Travel Plan, prepared by SK Transport Planning
- Energy Statement & Ventilation Statement, prepared by Futureserv
- Drainage Strategy Report, prepared by Scott Hughes Design
- Extended Phase 1 Habitat Survey & Inspection for Bats, prepared by Penny Anderson Associates
- Landscaping Strategy, prepared by LAYER

Sustainability Headlines

The headline sustainability features of the development proposals for Goulden Street are summarised in the following table.

Theme	Sustainability Headline
	The Development will be on previously developed land; avoiding the use of virgin land, whilst bringing a underutilised site back in to circulation for sustained future use. The absence of on-site car parking, provision of cycle storage, and funding of a car club bay will strongly encourage sustainable travel, along with high levels of accessibility to city centre amenities and public transport. Sunlight, daylight, noise and air quality impacts have been assessed to inform the design and support the comfort and wellbeing of building end users and neighbours.
	An Energy Strategy has been devised in line with the Core Strategy approach to good energy design and has outlined the route to going beyond compliance with Building Regulations Part L 2010 and providing a 24% CO_2 reduction across the development. Reduction of carbon emissions will be sought through a combination of: improved fabric performance; energy efficient mechanical and electrical servicing; and LZC technologies including Combined Heat & Power.
	Surface water run-off rates will be reduced, beyond good practice, to flows of less than 50% of pre-development discharge rates. A maximum surface water discharge rate of 10.8 L/s will be achieved through below ground attenuation storage in the form of geocellular storage crates with restricted outflow. A water efficient strategy will be established to manage daily water consumption by occupants.

THEME	SUSTAINABILITY HEADLINE
	The Contractor will ensure that the Site will be managed in an environmentally and socially considerate manner. Opportunities to reduce waste at source, promote resource efficiency, and re-use or recycle materials will be identified in order to divert waste from landfill during the demolition and construction phases of the development. Waste storage areas will include accessible, dedicated recyclable storage bins to ensure that occupants can take responsibility for the management of the waste produced, encouraging the separation of recyclable materials at source.
	Ecology surveys have been undertaken to ensure no adverse impact on biodiversity will be caused. The Site in its current form provides opportunities for roosting bats and nesting birds. Proposed enhancements to site ecology include incorporating areas of soft landscaping within the new development with native and/or wildlife friendly planting schemes, planting of additional native trees and, the provision of artificial wildlife shelters or boxes to provide safe areas for bats and insects.

Sustainability Credentials of Development Proposals

Environmental Design

Development proposal credentials for the following sustainability policies are summarised in this section:

Guide to Development in Manchester, Policy 4.7 & 4.8, Environmental Design

MCC Core Strategy, Policy DM1, Development Management

The Development will be on previously developed land, thereby avoiding the use of virgin land, whilst bringing an underutilised site back in to circulation for sustained future use. The Proposals have been designed to be in keeping with their immediate context taking into account the historic context and current and future development proposals within the New Cross NDF area.

The Site is in an accessible location within Manchester City Centre; benefiting from excellent connectivity to public transport nodes, and within walking and cycling distance of a range of local amenities, linked by high quality walk / cycle routes. The majority of residents will work in key destinations in the Regional Centre. Leisure and retail trips will also be concentrated on the City Centre. This means that sustainable travel modes will form the dominate movement patterns.

The Transport Statement and Framework Travel Plan (accompanying this Application) set out the transport strategy developed for the site, which includes proposals for:

- On-site amenity and communal living facilities to reduce the need to travel.
- Provision of a robust Travel Plan.
- The absence of dedicated on-site car parking associated with the development, a disabled parking space only, will be provided adjacent to the main entrance on Chadderton Street.
- Provision of secure cycle parking for 100% of apartment units.
- Funding of a car club bay to serve the Proposed Development, and other developments in New Cross.

The EIA Screening Report and supporting Daylighting Assessment sets out how careful consideration has been given to the impact of the Proposal on sunlight, daylight and overshadowing to the surrounding area and neighbouring developments; to inform the design of a high quality building which will support the comfort and wellbeing of building end users and neighbours. The reports conclude that the Proposed Developments are not expected to lead to significant overshadowing effects; and will have a balanced and appropriate impact / effect on daylight and sunlight.

During operation, light spillage and noise emissions from the Proposed Developments are not expected to be out of character with the city centre environment. The Noise Statement (accompanying this Application) details appropriate acoustic requirements for façade and building services , which have been used to inform the design proposals, to control noise intrusion in line with the requirements of MCC.

Energy

Development proposal credentials for the following sustainability policies are summarised in this section:

Guide to Development in Manchester, Policy 4.5, Energy Efficiency

Guide to Development in Manchester, Policy 4.6, Renewable Energy

MCC Core Strategy, Policy EN4, Reducing CO_2 emissions by enabling LZC development

MCC Core Strategy, Policy EN6, Target framework for CO2 reductions from LZC energy supplies

MCC Core Strategy, Policy EN7, Energy Infrastructure

MCC Core Strategy, Policy EN8, Adaptation to climate change

The Energy and Ventilation Statements (accompanying this Application) describe how the proposed design of the building and the mechanical and electrical services strategy will utilise passive and energy efficient features to minimise its carbon and environmental footprint and exceed the sustainable standards set out in Building Regulations.

More specifically, the energy strategy for the Site follows the **Energy Hierarchy** approach supported in the Core Strategy, which advocates prioritising building fabric and services performance improvements over the installation of on-site LZC technologies. The Proposals address the energy hierarchy as follows:

- **Passive Energy Measures:** The energy used for heating the building will be reduced through the design of a thermally efficient fabric, in excess of the thermal properties set out within the Building Regulations.
- **Energy Efficiency Measures:** Highly efficient plant, heat recovery systems, and energy efficient and highly controllable lighting will be specified.
  The central heating plant will be designed around a high efficiency heat generator, providing Domestic Water Heating. Pre-heat to the systems will utilise low carbon energy taken from a $50kW_{th}$ Combined Heat & Power system acting as lead heat source in conjunction with thermal storage.
  Highly efficient electric heat emitters will be provided complete with time and thermostatic control provisions, to minimise wasted energy when areas are unoccupied.
  The Proposed Development will incorporate energy reduction measures in the ventilation systems to reduce the carbon footprint of the site using heat recovery devices and energy efficient fan selections. Waste heat from the apartments will be recovered by the mechanical ventilation heat recovery (MVHR) systems. This type of ventilation will help to reduce heat demand and provide filtered air to the apartments thus promoting healthy living conditions for the occupants.
- **Low or Zero Carbon (LZC) Measures:** The proposed 20kWe Combined Heat and Power system (CHP) will provide a source of low carbon electricity to the development and where possible, redundant generation will be exported back to grid.

Overall, the above combination of passive, energy efficient and LZC measures will provide the potential for the following CO_2 reductions in line with the requirements of the MCC Core Strategy:

- The anticipated carbon emissions for the Proposed Development is $852.72kgCO_2/m^2/annum$. This is a total carbon reduction of $152.19kgCO_2/m^2/annum$ from the baseline emissions of $955.32kgCO_2/m^2/annum$.
- Resulting in 24% improvement on Building Regulations Part L 2010, in line with the Core Strategy.

Water

Development proposal credentials for the following sustainability policies are summarised in this section:

Guide to Development in Manchester, Policy 4.9, Water Management & Weather Resilience

MCC Core Strategy, Policy EN8, Adaptation to climate change

MCC Core Strategy, Policy EN14, Flood Risk

MCC Core Strategy, Policy EN17, Water Quality

The UK Government Flood Map for Planning confirms that the Site is located entirely within an area classified as Flood Zone 1 which indicates there is less than a 0.1 per cent (1 in 1000) chance of flooding from rivers or sea occurring each year. However, the Level 2 Manchester City Council Strategic Flood Risk Assessment (SFRA) indicates that the site is within the Central Conurbation Critical Drainage Area. This means the site is in a location particularly sensitive to an increase in the rate of surface water runoff from new development.

The Application Site currently comprises of 100% impermeable roof and hard paved areas and as such is classed as brownfield.

The Drainage Strategy Report (accompanying this Application) identifies the following surface water management and drainage approaches, to ensure there is no increase in surface water flood risk to the Site or to downstream receptors following development:

- The proposed flow rates are to be restricted to a maximum of 50% of the pre-development flow rates with an allowance of climate change for the proposed 100-year event, in line with the requirements of the MCC Level 2 Strategic Flood Risk Assessment (SFRA).
- As such, the surface water drainage system is to be designed to restrict the discharge to 10.8 L/s, for all rainfall events up to and including a 1 in 100-year return period plus 40% climate change design storm.
- In line with the SuDS Hierarchy c. 25m^3 of attenuation storage will be provided in the form of geocellular storage crates with restricted outflow, which will be connected into the existing combined water sewer within Chadderton Street.
- Surface water for events up to the 1 in 100 year storm including an allowance for climate change will be retained in the drainage network below ground. Flood water from events beyond this will be contained within the development site and directed away from the building to the external courtyard area.

A water efficient strategy will be established to manage daily water consumption by occupants including:

- Low flow/flush taps, showers and toilets
- A-rated, low water consuming appliances (where provided)
- Water meters and sub-meters to enable tenants to monitor water use
- Water leak prevention and leak detection systems, subject to feasibility

The construction site will be managed in an environmentally considerate manner. The Code of Considerate Practice to be adopted by the contractor will involve adhering to best practice policies to prevent ground and surface water pollution.

Waste & Materials

Development proposal credentials for the following sustainability policies are summarised in this section:

Guide to Development in Manchester, Policy 4.10, Waste Management

Guide to Development in Manchester, Policy 4.13 & 4.14, Construction Management

MCC Core Strategy, Policy EN19, Waste

During the development of the detailed designs and specifications, the life cycle impact of major building and hard landscaping materials will be appraised and the following considered:

- BRE Green Guide Rating of materials and/or Environmental Product Declarations (EPD), with preference given to materials with low environmental impact.
- Low volatile organic compound (VOC) finishes.
- Prioritising suppliers and manufacturers who operate responsible sourcing practices and Environmental Management Systems.
- Local sourcing of construction materials.

Opportunities will be identified to recover demolition materials, reduce construction waste at source, promote resource efficiency, and re-use or recycle materials, in line with the principles of the Waste Hierarchy. The EIA Screening Report expresses that materials, components and techniques used during construction of the proposed developments are likely to be readily available, reliable, durable and easily maintained or replaced.

During the construction phase, there will be increases in traffic movement to and from the Site, leading to temporary potential effects relating to local air quality and noise. The Contractor will therefore ensure that environmental opportunities and risks, relating to materials, waste, deliveries, noise, dust and public protection, are identified and managed appropriately to ensure due care of the local environment and community.

The management of waste produced during the operational phase of the Proposed Development will be considered and addressed through the design process. In line with MCC Waste Storage and Collection Guidance for New Developments, waste storage areas will include accessible, dedicated recyclable storage bins to ensure that occupiers can take responsibility for the management of the waste produced, encouraging the separation of recyclable materials at source. The Waste Management Strategy (accompanying this Application) provides further details.

Biodiversity

Development proposal credentials for the following sustainability policies are summarised in this section:

Guide to Development in Manchester, Policy 4.15, Biodiversity

MCC Core Strategy, Policy EN9, Green Infrastructure

MCC Core Strategy, Policy EN15, Biodiversity & Geological Conservation

The Applicant has appointed Ecologists to assess the baseline ecological value of the Site, identify any flora and fauna requiring protection and advise of measures to enhance local biodiversity.

The Extended Phase 1 Habitat Survey & Inspection for Bats Assessment (accompanying this Application) describes the Site as comprising a single red-brick 'chimney' structure; areas of hardstanding with sparse self-seeded vegetation around the edges; unmanaged grassland, tall herb and scrub vegetation, mostly self-seeded; and a series of boundary walls of either brick/stone or wood construction. The Survey highlighted no areas of habitat of nature conservation interest, with small areas of grassland, tall herb and scrub being present. The plant species list was typical of abandoned urban sites and no non-native invasive Schedule 9-listed plants were observed across the site.

Furthermore, the Survey identified medium potential for roosting bats at the Site associated with the chimney structure. Bat activity surveys found evidence of a day roost for small numbers (one or two) of common pipistrelle bats within the chimney structure. The chimney structure is being retained. Evidence of use by nesting birds was observed within the chimney structure and the scrub habitat had potential to support nesting birds. The Site was not considered suitable for use by specially protected birds such as black redstart or nesting peregrine falcon, but the tall chimney stack could provide a suitable song perch for black redstart breeding males.

In line with recommendations the following are being considered to minimise potentially adverse ecological effects and realise opportunities to enhance biodiversity:

- Carefully managed site clearance. A Natural England EPSL will be required to ensure protection of existing bat roosts, with regular survey and monitoring. Vegetation clearance and demolition avoided during the bird nesting season or, if necessary, preceded by a search for nesting birds by a Suitably Qualified Ecologist.
- Provision of artificial wildlife shelters or boxes to provide safe areas for target local species. Bat boxes and/or bricks, and two or three bat roost features to the pitched roof are proposed.
- The inclusion of features to create green infrastructure to provide new habitat for wildlife, incorporating native and/or wildlife friendly planting schemes, and insect shelters such as 'bee bricks' or 'bug hotels'.
- Furthermore, the Landscaping Strategy (accompanying this Application) sets out proposals for the provision of street trees in line with the New Cross Masterplan, with additional tree planting located in footways that are wide enough to accommodate it.
- A ground level courtyard around the existing Listed Chimney will incorporate climbing plants in a steel structure.
- A communal roof terrace comprising a mix of ornamental perennials, grasses and a vegetable garden will further enhance biodiversity and promote wellbeing amongst residents.

Appendix A: National & Local Planning Policy

National Planning Policy Framework (NPPF), July 2018

The Government published the revised National Planning Policy Framework on 24th July 2018 with the policies within it applicable from this date. It replaced the previous NPPF, published in 2012.

The revised NPPF incorporates policy proposals previously consulted on in the **Housing White Paper** and the **Planning for the right homes in the right places consultation**; along with additional proposals set out in **Budget 2017** to change planning policy and legislation to bring forward more land in the right places.

The following tables summarise pertinent policies relevant to environmental sustainability within the current NPPF.

14. MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING & COASTAL CHANGE	
148	The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
Planning for climate change	
149	Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures48. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
150	New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.
151	To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

14. Meeting the challenge of climate change, flooding & coastal change

152 Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

153 In determining planning applications, local planning authorities should expect new development to:

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

154 When determining planning applications for renewable and low carbon development, local planning authorities should:

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and

b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Planning and flood risk

155 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

156 Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

157 All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations

14. Meeting the challenge of climate change, flooding & coastal change

158 The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

159 If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

160 The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

161 Both elements of the exception test should be satisfied for development to be allocated or permitted.

162 Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

163 When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

164 Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50 of the NPPF 2018.

14. Meeting the challenge of climate change, flooding & coastal change

165 Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

a) take account of advice from the lead local flood authority;

b) have appropriate proposed minimum operational standards;

c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and

d) where possible, provide multifunctional benefits.

15. Conserving & enhancing the natural environment

170 Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

171 Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

172 Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be

demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

173 Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172 above), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats & biodiversity

174 To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity56; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

175 When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

176 The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

177 The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

Ground conditions & pollution

178 Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179 Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

180 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this

reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

181 Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

182 Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing restrictions places on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

183 The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

National Housing Standards Review & Zero Carbon

Government issued a **Ministerial Statement on 25 March 2015** setting out the conclusion of the **Housing Standards Review**. The statement set out a new policy on the application of technical housing standards that applied immediately to all local planning authorities and qualifying bodies. This had a direct effect on the application of existing Code policies, and the setting of new Code policies.

Following consultation in 2014 the Government elected to **remove the Code for Sustainable Homes** and incorporate new additional optional Building Regulations on water and access, and a new national space standard. The aim is to boost industry activity through reduced regulatory and financial burdens. The national **Housing – Optional Technical Standards** came into force in October 2015.

Local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of **access** and **water**, and an optional nationally described **space standard**. Local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans.

Mandatory Building Regulations covering the **physical security** of new dwellings came into force on 1 October 2015 and planning authorities should no longer seek to impose any additional requirements for security of individual dwellings through plan policies, though designing for security of site layout remains a valid planning consideration.

The **Housing – Optional Technical Standards** have come about because of clauses within the **Deregulation Act 2015**.

The Act also brings in a Clause which will amend the Planning and Energy Act 2008 to **prevent local authorities from requiring higher levels of energy efficiency than Building Regulations**. This second **Clause has yet to be commenced**, and the written ministerial statement stated that this is expected to happen alongside the introduction of zero carbon homes policy in late 2016.

However, the Government's productivity plan, **HM Treasury, Fixing the foundations, published on 10 July 2015**, confirmed the **removal of the standards for Zero Carbon Homes** from 2016 as follows:
'The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established.'

Therefore, from 26 March 2015 until the amendment of the Planning and Energy Act (for which there are no current timescales), the Government's policy is that where there is an existing plan policy which references the Code, authorities may continue to only apply the following in respect to energy performance for new build homes:
*'Set a standard equivalent to the (outgoing) Code Level 4 requirements, which state a **19% improvement above Building Regulations Approved Document L1A 2013** England*.'

In respect of cases such as where developments are legally contracted to apply a Code policy or where a case has been granted permission subject to condition stipulating discharge of a Code level prior to 26 March 2015, legacy arrangements will apply.

It is therefore inferred that the wider Code Level requirements of Local Development Plan Documents are no longer a material consideration and cannot be stipulated as a planning condition.

Housing White Paper

Government issued the White Paper **"Fixing our broken housing market"** on 7 February 2017, which sets out a broad range of reforms that government plans to introduce to help reform the housing market and increase the supply of new homes.

The Government defines its proposals as four steps to achieving the objective of boosting new housing supply, to deliver 'between 225,000 and 275,000 homes every year'.

The steps are:

1. **Planning for the right homes in the right places** - principally by using local and neighbourhood plan policies.

2. **Building homes faster** - mainly by better linking infrastructure with housing development, more efficient development management and addressing the construction skills shortages.

3. **Diversifying the housing market** - focussing on increasing the numbers of small and medium-size builders, promoting more varied forms of tenure (e.g. rental) and encouraging 'modern methods of construction'.

4. **Helping people now** - by meeting all of the population's diverse housing needs.

The revised National Planning Policy Framework, 2018, incorporates policy proposals set out in the Housing White Paper, 2017.

Manchester Climate Change Strategy 2017-50

'Manchester will play its full part in limiting the impacts of climate change… and by 2025 will be on a path to being a zero carbon city by 2050'

This is the commitment in 'Our Manchester' the Manchester Strategy for 2016-25, published just one month after the international climate change negotiations in Paris in December 2015.

Following this commitment, the Manchester: A Certain Future Steering Group and Manchester Climate Change Agency have produced a **Manchester Climate Change Strategy (MCCS) 2017-50** and **Implementation Plan 2017-22**, which were launched on the 5th December 2016.

The MCCS sets out an approach to realising the commitment for Manchester to become a zero carbon, climate resilient City. The headline objectives of the strategy are as follow:

1. Sustainable economy and jobs
2. Healthy communities
3. Resilience to climate change
4. Zero carbon
5. Culture change

Key thematic actions are set out as follows:

6. **Buildings:** very low and zero carbon existing and new buildings
7. **Energy:** supplied by 100% clean energy by 2050
8. **Transport:** decarbonising local transport system by 2050 and managing Manchester Airport's CO_2 emissions as part of an international scheme
9. **Resources and waste:** zero waste by 2050
10. **Food:** sustainable food production and consumption
11. **Green spaces and waterways:** for climate resilience and carbon sequestration

The buildings section of the MCCS is particularly relevant to this ESS.

Buildings

The MCCS envisages that the standards that Developers build to will increase over time, driven by local demand and policy, reaching net zero carbon by the early 2020s. This shift aims to avoid creating assets with low long-term value which have high carbon and running costs and climate vulnerability 'locked in' to their design. By developing policies collaboratively with developers and other built environment professionals, this transition will be able to be managed so that supply chains and expertise can be built up over time, and that zero carbon buildings are commercially viable for the developers constructing them. Local businesses, colleges and universities will play a key role in helping to develop these skills as well as supporting the development of innovative new construction products and technologies.

Zero Carbon

The MCCS states that the definition of zero carbon applied to Manchester will be shaped by international, national and local policy to ensure consistency. Whether Manchester adopts a top-down policy approach to zero carbon remains to be seen; the MCCS suggests a more collaborative, market-driven approach will be pursued.

Manchester City Council's Core Strategy

Manchester City Council's Core Strategy sets out the strategic approach to development for the city up 2027. The Core Strategy was adopted in July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

The following table summarises the policies relevant to sustainability within the Core Strategy.

ENVIRONMENTAL STANDARDS	DESCRIPTION
Core Strategy Policy DM1 Development Management	Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply): For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: 1. Year 2010 – Code Level 3; 2. Year 2013 - Code Level 4; 3. Year 2016 - Code Level 6; ***In light of the conclusion to the Housing Standards Review published on 25 March 2015, it is assumed that the Code Level requirements of the Core Strategy are no longer a material consideration.*** For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards.
Core Strategy Policy EN1 Design Principles & Strategic Character Areas	All development will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.
Core Strategy Policy EN3 Heritage	The Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
Core Strategy Policy EN4 Reducing CO_2 Emissions by Enabling Low & Zero Carbon (LZC) Development	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

ENVIRONMENTAL STANDARDS	DESCRIPTION
	Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for LZC energy supplies. Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide LZC energy supplies to existing buildings. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to LZC energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. The use of building materials with low embodied carbon in new development and refurbishment schemes.
Core Strategy Policy EN5 Strategic Areas for LZC decentralised energy infrastructure	New development, regeneration and retrofit projects, within the following strategic areas will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. 1. The Regional Centre, which also includes the Oxford Road Corridor and Eastlands 2. District Centres and associated major development sites 3. Airport Strategic Site 4. Strategic housing location 5. Strategic employment locations
Core Strategy Policy EN6 Target Framework for CO_2 Reductions from Low & Zero Carbon Energy Supply	Applications for residential development of 10 or more units and all other development over 1,000 sq. m will be expected to comply with the ***target framework***. This should be demonstrated through an energy statement. Such a statement will be expected to set out the projected energy demand and gross CO_2 emissions (i.e. both regulated and unregulated) for all phases of the development.
Core Strategy Policy EN7 Energy Infrastructure	There will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to further conditions set out in the Core Strategy.
Core Strategy Policy EN8 Adaptation to Climate Change	All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments, which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: 1. Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability 2. Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways 3. The need to control overheating of buildings through passive design 4. The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation

ENVIRONMENTAL STANDARDS	DESCRIPTION
Core Strategy Policy EN9 Green Infrastructure	New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. The Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.
Core Strategy Policy EN14 Flood Risk	In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding. A site-specific Flood Risk Assessments (FRA) will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.
Core Strategy Policy EN15 Biodiversity & Geological Conservation	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, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.
Core Strategy Policy EN16 Air Quality	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, including from Combined Heat and Power and biomass plant.
Core Strategy Policy EN17 Water Quality	With reference to the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA) and other relevant documents: • Development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological; • 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, and to avoid pollutants reaching watercourses; • Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site;

ENVIRONMENTAL STANDARDS	DESCRIPTION
	• Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse
Core Strategy Policy EN18 Contaminated Land & Ground Stability	The Council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.
Core Strategy Policy EN19 Waste	The Council will: • Promote the principles of the waste hierarchy to prevent, reduce, re-use, recycle, recover energy from and finally dispose of waste • 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. • Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Manchester City Councils' Guide to Development in Manchester Supplementary Planning Document

The Core Strategy requires that all new developments should accord with the design guidance set out in the Supplementary Planning Documents. The Guide to Development in Manchester SPD was adopted on 11th April 2007 and provides a **set of reasoned principles to guide developers, designers and residents**. These principles include a number of environmental standards in Section 4 as follows:

ENVIRONMENTAL STANDARDS	DESCRIPTION
Energy Efficiency Policy 4.5	Developers should aim to reduce CO_2 emissions by at least 25% more than the requirements of the current Building Regulations (2006). *Note: The current version of Building Regulations is the 2013 version which require a greater reduction in CO_2 emissions than the above SPD requirement, as standard.*
Renewable Energy Policy 4.6	Developers should aim for at least 20% of final site energy demand to be met by on-site renewable energy technologies. Developers should investigate energy generation opportunities before designing building envelopes or fixing their location, to optimise utilisation of wind, solar and geothermal resources.
Environmental Design Policy 4.7 & 4.8	For commercial buildings, developers should use the Building Research Establishment Assessment Method (BREEAM). Developments should be achieving a design and post-construction rating of "Very Good".
Water Management & Weather Resilience Policy 4.9	Sustainable urban drainage systems (SuDS) should be included, and the amount of hard surfacing minimised. Developers will be expected to prepare a Flood Risk Assessment for proposals in an area of identified flood risk. Developers should seek to use water efficiently through specification of water efficient devices and through the use of rainwater harvesting and greywater recycling.
Waste Management Policy 4.10	Developers will be increasingly required to consider how reduction and recycling of waste will be tackled on site. All developments should have a waste management strategy included in the Environmental Standards Statement.
Construction Management Policy 4.13 & 4.14	Opportunities for reuse of existing structures should be explored, and where this is not appropriate, materials should be re-used on-site. Materials that are environmentally friendly, of low embodied energy, locally sourced, and can be recycled or reclaimed, should be prioritised. During construction, appropriate measures should be put in place to manage and control the waste generated, the amount of water and energy used, and any potential releases to water, land and air.
Biodiversity Policy 4.15	Developments should result in no let loss in overall biodiversity value and maximise opportunities to meet and exceed a target to achieve a 10% net increase in tree cover across new developments.
Waterways Policy 4.16	Developers working in close proximity to the City's waterways should demonstrate how public access, environment and management will be enhanced. Developers should landscape to ensure that the site run-off and blown waste does not enter watercourses, even during extreme weather conditions.

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