

PLANNING STATEMENT

Vision House, Floats Road, Wythenshawe, M23 9PL

Hurstwood Properties (R) Ltd

CONTENTS

1. Introduction
2. Site and Surrounding Area
3. Planning History
4. Proposed Development
5. Planning Policy Framework
6. Material Considerations
7. Planning Assessment
8. Conclusions

1. INTRODUCTION

1.1. Broadgrove Planning and Development Ltd have been instructed by Hurstwood Properties (R) Limited ('the Applicant') to prepare and submit a planning application for a proposed development at Vision House, Floats Road, Wythenshawe, M23 9PL ('the site').

1.2. The site is edged in red in accompanying location and site plans, with the application for planning permission made to Manchester City Council ('the Council') as the requisite Local Planning Authority ('the LPA') for where the site is located.

1.3. The description of development sought by this planning submission is as follows:

'Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated works to facilitate the use.'

1.4. This Planning Statement should be read in conjunction with the submitted plans and supporting technical documents which accompany the application:

- Planning application forms, certificates and notices, dated and signed;
- Suite of planning drawings prepared by ArchitectFolk:
 - AF258_Vision House_B100_Location Plan and Existing Site Plan
 - AF258_Vision House_B101_Existing Floor Plans and Elevations
 - AF258_Vision House_B102B_Proposed Site Plan
 - Proposed Floor Plans and Elevations
- Planning Statement prepared by Broadgrove Planning & Development Ltd;
- Air Quality Assessment prepared by NoiseAir;
- Noise Impact Assessment prepared by Jameson Acoustics;
- Transport Statement and Interim Travel Plan prepared by SK Transport;
 - 250501_SK22532_TS01(-00)
 - 250501_SK22532_ITP01(-00)
 - 250501_SK22532_TA01(00)_Appendices
- Flood Risk Assessment and Outline Drainage Strategy prepared by PG Consulting;
- Vision House Marketing report prepared by Williams Sillitoe.

1.5. The purpose of this Statement is to provide details about the site and the proposed development, before outlining the relevant planning policy framework at local and national levels.

1.6. The proposals are then assessed against the policy context, whilst summarising the contents

of the above reports, proving that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission at the site.

- 1.7. Overall, the compliance of the proposals with policy and the technical suitability of the site for housing the proposed development will be demonstrated throughout.

Structure of this Planning Statement

- 1.8. This Planning Statement is structured as follows:
- 1.9. Chapter 2, Site and Surrounding Area: explains the site composition and the local context where it is situated;
- 1.10. Chapter 3, Planning History: outlines the relevant planning applications on the application site and surrounding area;
- 1.11. Chapter 4, Proposed development: sets out details of the proposed full application being made;
- 1.12. Chapter 5, Planning Policy Framework: indicates the adopted and emerging local policies relevant to the proposed development;
- 1.13. Chapter 6, Material Considerations: sets out any material considerations to be balanced when assessing the proposed development;
- 1.14. Chapter 7, Planning Assessment: demonstrates how the proposals represent sustainable development when judged against planning policy and material considerations;
- 1.15. Chapter 8, Conclusions: summarises the contents of this Statement.

2. SITE AND SURROUNDING AREA

Site

- 2.1. The site comprises Vision House in Wythenshawe. The site is roughly square-shaped corner parcel of previously developed (brownfield) land, measuring approximately 1 hectare.
- 2.2. The site currently comprises a two-storey former office building, with car parking to the north of the unit and lawn to the east of the building.
- 2.3. The building is of steel frame construction with brick cladding construction and a pitched tiled roof. It provides a total floor area of approximately 1858sqm, arranged evenly across two floors. Internal features include suspended ceilings with recessed lighting, comfort cooling, and full DDA compliance.
- 2.4. The site is located within the Roundthorn Industrial Estate, adjacent to Porcelain Superstore and Heritage Construction and Landscaping to its west, and RFP Ltd to its south. Adjacent to the east of the site boundary is a self-storage container business. To the site's north is the car park for the Big Depot Climbing Centre.
- 2.5. The site is currently a vacant brownfield site, following the relocation of Magnius Software Ltd in August 2023 due to lease expiry and changing demand for office space.
- 2.6. The site itself does not feature any listed buildings. The site does not form part of a Scheduled Ancient Monument and is not located within a Conservation Area.
- 2.7. A search of the Environment Agency's online flood mapping service indicates the site is wholly in Flood Zone 1. Furthermore, a low-medium risk of surface water flooding is expected for the majority of the site.

Surrounding Area

- 2.8. The site is located within the Roundthorn Industrial Estate, an established industrial and commercial area of South Manchester.
- 2.9. Given the site's location, the surrounding area consists of predominantly Use Class B2 (General Industrial), B8 (Storage and Distribution) and Use Class E (Commercial, Business and Service).
- 2.10. The surrounding area of Wythenshawe is predominantly residential, with additional facilities and amenities including pharmacies, independent hot food takeaways, public houses, community centres, churches, Wythenshawe Hospital, and various supermarkets including Lidl, Aldi and Tesco.

- 2.11. There is also ample recreational space in the surrounding area, including Wythenshawe Town Football Club to the north of the site, Wythenshawe Park and Gardens to the northeast of the site, Baguley Park to the east of the site, Rogers Park to the south east of the site and Fairywell Brook and Woods to the southwest of the site.
- 2.12. In terms of public transport links, Dallimore Road bus stop is located approximately 0.3 miles to the south of the site. This stop is operated by Bee Network, with routes 11, 248, 249 and 368 available, providing services to Stockport, Manchester Airport and Wythenshawe.
- 2.13. Roundthorn Tram Stop is located 0.5 miles southeast of the site, also operated by Bee Network. This stop provides services to Manchester Airport and Victoria.
- 2.14. Given the set-back location of the site and access to public transport links, the site represents a sustainable opportunity for the proposed development.

3. PLANNING HISTORY

Site Planning History

- 3.1. As demonstrated by Manchester's online planning applications map, the site was formerly conjoined as one site with the warehouse unit to its south. A significant number of planning applications were returned relating to the site when it was formerly conjoined as one larger site.
- 3.2. A search of Manchester's online planning applications register has yielded the following results relevant to the application site:
 - 068645/FO/2003/S2 – Creation of new vehicular access from Floats Road and erection of 2.4 metre high paladin fence to south side of building. Decision: Approve. Decision Issued Date: 18.08.2003.
 - 070316/FO/2003/S2 – Erection of 2nd floor extension incorporating louvered walls and roof to enclose existing plant. Decision: Approve. Decision Issued Date: 05.02.2004.

4. PROPOSED DEVELOPMENT

4.1. This section should be read in conjunction with the accompanying drawing pack.

4.2. The proposed description of development is as follows:

‘Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated works to facilitate the use.’

Special Educational Needs (SEN)

4.3. Children and young people with special educational needs (SEN) have learning difficulties or disabilities which make educational settings and learning more challenging than children and of the same age. SEN children may need additional or different help from that available to others.

4.4. Many children with SEN may also have a disability, which is explained in law (the Equality Act 2010) as *‘a physical or mental impairment which as a long-term (a year or more) substantial and adverse effect on their ability to carry out normal day-to-day activities.’* This includes sensory impairments, such as those which affect sight and hearing, and long-term health conditions such as asthma, diabetes or epilepsy.

SEND Schools and Demand

4.5. Special Educational Needs and Disabilities (SEND) Schools provide specialist facilities and education for children with SEN, as an alternative environment to mainstream schools.

4.6. There is a rising demand associated with the need for SEND school places across Manchester. In January 2024, approximately 1.6 million school children in England were identified SEN. Of this number 1.2 million children receive SEN support. In Manchester, the number of children attending specialist schools is growing, standing at approximately 2.3% of the total school population.

4.7. The Council’s Executive Report to the Strategic Director (Children and Education Services) presented at the Children and Young People Scrutiny Committee in September 2023, identified that all 14 existing special schools in Manchester are operating close to or at capacity.

4.8. The consequences of failing to deliver SEND school places is significant in terms of statutory and policy context, and in the ability to provide access to education for children who are

unable to be supported comprehensively in mainstream school.

- 4.9. Considering Manchester's growth, additional provision for SEND school places is imperative to accommodate children who require alternative resources and support in locations which are easily accessible from residential areas.

Use

- 4.10. The proposed development relates to a change of use of the existing building to education use as a Special Education Needs and Disabilities School (SEND).

- 4.11. The proposed description of development is as follows:

'Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated works to facilitate the use.'

- 4.12. At this stage, the intended operator of the site is unknown. An Operational Statement can be secured via a suitably worded condition.

Amount

- 4.13. The proposed development comprises the change of use of the existing two storey building. The proposals recognise the existing, under-utilised site as brownfield land, thus, seeks to make better use of the land into one that is more effective.

- 4.14. The applicant is currently in discussions with several potential operator. The proposals are submitted on the basis that the school will accommodate up to 100 students and approximately 75 staff.

Scale

- 4.15. The proposed development will be limited to the site as it currently exists, inclusive of separate driveway entrance, 2 storey building, substantial car parking and field to the rear of the building.

- 4.16. The site boundary will be retained and reinforced.

Design and Appearance

- 4.17. Please see the accompanying drawing pack for details of the design of the proposed development.

- 4.18. The elevations of the existing building are to remain largely the same as a result of the proposed development.

- 4.19. The floor plans of the building observe alterations to accommodate the proposed use, including

the creation of classrooms, kitchen and accessibility alterations.

- 4.20. The site layout will observe the area of hardstanding, formerly used as car parking to the north west of the site to be hatched and utilised as a turning point for larger vehicles.

Access

- 4.21. The proposed development will utilise the existing site driveway for vehicular access.
- 4.22. The proposals anticipate that students will be arriving via private vehicles and arranged transport, including taxis and mini-buses. The existing car parking arrangements will be largely retained, although will be enhanced to allow for the provision of student dropping off and picking up.
- 4.23. Student access and egress will be through a dedicated entrance at the northeast of the building, for safety and security purposes. Fire egress will be provided at various points on the ground floor.
- 4.24. A covered cycle shelter with enough space for 12 bikes will be provided within the car park directly in front of the building.
- 4.25. Bin storage will be located within an area of hardstanding at the northeast of the site.

5. PLANNING POLICY FRAMEWORK

- 5.1. Paragraph 48 of the National Planning Policy Framework requires (in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Adopted Development Plan

- 5.2. The adopted Local Plan for Manchester consists of the following documentation:
- Core Strategy, adopted in July 2012.
 - Places For Everyone (PfE) Joint Development Plan Document, adopted in March 2024.
- 5.3. As the Core Strategy and PfE Policies predate the most recent National Planning Policy Framework (NPPF) of December 2024, the policies will be afforded in due weight in accordance with their consistency with those contained in the NPPF.
- 5.4. On the Core Strategy Policies Map, the site has the following designations:
- Policy EC10: Wythenshawe;
 - Policy H7: Wythenshawe.
- 5.5. The following Core Strategy Policies are relevant to the consideration of the proposals:
- Policy SP1: Spatial Principles;
 - Policy EC2: Existing Employment Space;
 - Policy T1: Sustainable Transport;
 - Policy T2: Accessible Areas of Opportunity and Need;
 - Policy EN1: Design Principles and Strategic Character Areas;
 - Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;
 - Policy EN6: Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies;
 - Policy EN8: Adaptation to Climate Change;
 - Policy EN14: Flood Risk;

- Policy EN15: Biodiversity and Geological Conservation;
- Policy EN18: Contaminated Land and Ground Stability;
- Policy PA1: Developer Contributions;
- Policy DM1: Development Management.

5.6. The following PfE Policies are relevant to the consideration of the proposals:

- Policy JP-Strat9: Southern Areas;
- Policy JP-S1: Sustainable Development;
- Policy JP-S2: Carbon and Energy;
- Policy JP-J1: Supporting Long-Term Economic Growth;
- Policy JP-J2: Employment Sites and Premises;
- Policy JP-P1: Sustainable Places;
- Policy JP-P5: Education, Skills and Knowledge;
- Policy JP-P6: Health;
- Policy JP-C1: An Integrated Network;
- Policy JP-C2: Digital Connectivity;
- Policy JP-C8: Transport requirements of New Development;

6. MATERIAL CONSIDERATIONS

6.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2. The following represent material considerations to be balanced in consideration of the proposed development.

National Planning Policy Framework (December 2024)

6.3. At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (December 2024), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

6.4. The NPPF acknowledges that planning policies and decisions should play an active role in guiding development towards sustainable development solutions, but in doing so, should take local circumstances into account, to reflect the character needs and opportunities of each area.

6.5. Paragraph 7 of the NPPF confirms that the *'purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.'*

6.6. Paragraph 11 emphasises the 'Presumption in favour of sustainable development.' This means that local planning authorities should *'approve development proposals that accord with the development plan without delay and where the development plan is absent, silent, or relevant policies are out-of-date, grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'*

6.7. Paragraph 39 advises that local planning authorities should approach decisions on proposed development in a positive and creative way and seek to approve applications for sustainable development where possible.

6.8. Paragraph 48 states, *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

6.9. Section 6 refers to 'Building a strong, competitive economy.' Paragraph 86 discusses how local

planning authorities are required, through planning policies, to *‘seek to address potential barriers to investment, such as inadequate infrastructure, services or housing.’*

- 6.10. Section 8 ‘Promoting healthy and safe communities’ states in paragraph 96, *‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.’*
- 6.11. Paragraph 98 states, *‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments, and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.’*
- 6.12. Paragraph 100 of the NPPF states that *‘It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.’*
- 6.13. Section 9 refers to ‘Promoting sustainable transport’, where paragraph 109 states that *‘Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places.’*
- 6.14. Paragraph 110 states that *‘The planning system should actively manage patterns of growth, focusing significant development in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.’*
- 6.15. Paragraph 116 states, *‘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, following mitigation, would be severe, taking into account all reasonable future scenarios.’*
- 6.16. Section 11 refers to ‘Making effective use of land’ where paragraph 124 states *‘planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.’*
- 6.17. Building on this, paragraph 125 states that *‘Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and promote and support the development of under-utilised land and buildings.’*

- 6.18. Paragraph 131 states that *‘The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.’*
- 6.19. Paragraph 135 seeks developments that *‘will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and create places that are safe, inclusive and accessible.’*

Other Material Considerations

- 6.20. Supplementary Planning Documents (SPD) provide detailed guidance on specific sites and topic areas to supplement the formal policies of the statutory development plan. The following Supplementary Planning Documents are considered relevant to the proposed development:
- Guide to Development in Manchester SPD (adopted April 2007).
- 6.21. The ‘Our Manchester, Our Children: Manchester’s Children and Young People’s Plan 2024-2027 highlights the importance of children and young people in Manchester, seeking to secure investment into the younger generation.
- 6.22. The plan comprises a series of priorities, including *‘Priority 4: Our schools and settings will be supported to be inclusive and will deliver high quality education for every child.’*
- 6.23. The Greater Manchester Children and Young People’s Plan 2021 highlights that all children and young people should be safe, happy, healthy and successful, and that disabled children can be independent and have choices.
- 6.24. The plan covers how this vision will be achieved, for example through quality education and the SEND school places.

7. PLANNING ASSESSMENT

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development and Use

- 7.2. This planning application proposes the following description of development:

'Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated works to facilitate the use.'

- 7.3. Section 11 of the NPPF refers to 'Making effective use of land' where paragraph 124 states *'planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'*
- 7.4. Building on this, paragraph 125 of the NPPF states that *'Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and promote and support the development of under-utilised land and buildings.'*
- 7.5. NPPF Paragraph 110 states that *'The planning system should actively manage patterns of growth, focusing significant development in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.'*
- 7.6. Paragraph 100 of the NPPF states that *'It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'*
- 7.7. Core Strategy Policy SP1: Spatial Principles states that *'Development in all parts of the City should improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.'*
- 7.8. The site comprises previously developed (brownfield) land and contains a vacant two-storey building, with dedicated car parking for 106 vehicles located to the west and north. It benefits from its own access and is well separated from neighbouring properties and the main road, offering a peaceful and secure environment. The presence of outdoor space, including a lawned area to the east of the building, further enhances its suitability for a new SEND school, providing

opportunities for recreation and educational activities in a safe setting.

- 7.9. The accompanying Marketing Report prepared by William Sillitoe demonstrates that the site has been subject to an extensive marketing campaign, although it remains vacant due to a lack of interest in the building in its current use. As a result, it is therefore necessary to consider alternative, more effective uses of the site.
- 7.10. The proposed development seeks to retain the structure of the existing building, converting the use to a SEND school (Use Class F1(a)). The proposals will observe the utilisation of a building currently unoccupied, enabling its proposed change of use to be quick and efficient.
- 7.11. The site is in a highly sustainable location with adequate access to transport links, facilities and services in the local vicinity. The site is accessible, and well placed to serve the surrounding residential communities.
- 7.12. Whilst the proposed use of the site differs to that of the surrounding area, the benefits associated with the provision of a SEND school in this location are significant, demonstrably outweighing any harm that would come as a result of the proposed development.
- 7.13. SEND schools provide specialist resources and support for children with SEN, and enable children to have sufficient access to education and opportunities to learn.
- 7.14. Providing local, specialist education settings enables the Council to achieve sustainable economic success, improving access to education and improving the health and well-being of Manchester.
- 7.15. The number of children attending SEND schools is growing, with existing schools either close to or at capacity. As a result, providing additional facilities and school places is essential.
- 7.16. The provision of a SEND school at this site supports investment into the younger generation, and future opportunities for SEN children.
- 7.17. Overall, it is considered that the proposals accord with national and local policy, supporting the redevelopment of a vacant brownfield site, and the provision of a new specialist education facility in a sustainable location.

Design and Appearance

- 7.18. Paragraph 131 of the NPPF confirms that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'*
- 7.19. Paragraph 135 of the NPPF seeks developments that *'are visually attractive as a result of good*

architecture, layout and appropriate and effective landscaping.'

- 7.20. Core Strategy Policy EN1: Design Principles and Strategic Character Areas states, *'Opportunities for good design to enhance the overall image of the City should be fully realised.'*
- 7.21. The proposed development will observe limited amendments to the external elevations of the existing building. The majority of the works will be kept internal, owing to the proposed development as an internal change of use.
- 7.22. Student access and egress is proposed via a dedicated entrance at the north east of the building. A secure boundary to the green space is also proposed.
- 7.23. The boundary treatments will remain largely as existing, consisting of mature trees and hedgerows, providing significant natural screening.
- 7.24. As a result, the proposed development is considered to comply with the NPPF and Policy EN1.

Highways

- 7.25. Paragraph 116 of the NPPF states that *'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*
- 7.26. Core Strategy Policy T1: Sustainable Transport states that *'The Council will support proposals that promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car.'*
- 7.27. The proposed development seeks to utilise the existing vehicle access to the site, and former car parking arrangements.
- 7.28. Cycle storage will be provided to the south-west of the site, with student access and egress to the building provided to the north-east of the building. The visitor entrance will utilise the former west-facing main building entrance.
- 7.29. The Transport Statement prepared by SK Transport assesses the impact of the proposed SEN school at the site, concluding that the change of use will not have a severe impact on the transport network.
- 7.30. The assessment demonstrates that the change of use will not result in a significant increase in traffic in the surrounding area, with the vehicle access junction considered to operate within acceptable capacity thresholds.
- 7.31. The assessment confirms that there are no significant accident issues in close proximity to the

site, with opportunities for sustainable transport options available.

- 7.32. It is also considered that there is sufficient parking space to accommodate parking demand levels and to allow the suitable management of parking spaces.
- 7.33. Overall, the proposed development is considered to comply with both the NPPF and Policy T1: Transport.

Noise

- 7.34. Paragraph 187 of the NPPF states, *'Planning policies and decisions should contribute to and enhance the natural and local environment by 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.'*
- 7.35. Core Strategy Policy DM1: Development Management states that *'All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: effects on amenity, including noise and vibration.'*
- 7.36. The Noise Impact Assessment prepared by Jameson Acoustics demonstrates that the proposed development will not result in any adverse noise impacts on the surrounding area. The report demonstrates that noise levels associated with the operation of the proposed school will remain within acceptable limits and are unlikely to cause disturbance to nearby residential or commercial properties. Furthermore, the assessment confirms that existing ambient noise levels and neighbouring land uses will not have a detrimental effect on the functioning the proposed school.
- 7.37. As a result, it is considered that the proposed development complies with policies at both a national and local level.

Air Quality

- 7.38. Paragraph 199 of the NPPF suggests that air quality is an important aspect of major development, whereby opportunities to improve air quality or mitigate impacts should be identified.
- 7.39. Core Strategy Policy EN16: Air Quality states, *'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.'*
- 7.40. A noise impact assessment has been prepared by NoiseAir to support this submission. NoiseAir undertook a qualitative assessment of the potential impacts on local air quality from construction activities.

- 7.41. The assessment identified a maximum of medium risk of dust soiling impacts and a low risk of increases in particulate matter concentrations due to unmitigated construction activities for human health. The report recommends good site practice and the implementation of mitigation measures to significantly reduce the effect of dust and particulate matter releases. The report concluded that the residual effects generated by construction activities on air quality are therefore considered to be not significant.
- 7.42. NoiseAir also undertook a desk-top study on the potential for future users of the proposed development, which was concluded to be not significant.
- 7.43. As a result, the proposed development is expected to result in a negligible air quality impact at nearby existing receptors, demonstrating compliance with both national and local policy.

Flood Risk and Drainage

- 7.44. Paragraph 161 of the NPPF states, *'The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.'*
- 7.45. Paragraph 181 of the NPPF states, *'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.'*
- 7.46. Core Strategy Policy DM1 states, *'All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: flood risk and drainage.'*
- 7.47. Core Strategy Policy EN14: Flood Risk states, *'Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding.'* Continuing, *'All new development should minimise surface water run-off including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.'*
- 7.48. The flood risk assessment and outline drainage strategy prepared by PG Consulting indicates that the site holds a low-risk Flood Zone 1 classification, with less than a 1 in 1000 annual probability of fluvial flooding in any year. Based on this, the risk from fluvial flood water is therefore reduced to acceptable levels and no further assessment is required.
- 7.49. In relation to surface water flooding, the Environment Agency's surface water flood maps indicate the site area to be at relatively low risk of surface water flooding for the 1 in 30 year adjacent the building, but more of a greater risk of flooding for the 1 in 100 year.
- 7.50. It is noted that these maps do not consider the existing drainage infrastructure serving these

areas that will collect this rainwater and direct into the underlying drainage network, such that the extent of any such surface water flooding would be significantly reduced.

- 7.51. There are no identified existing surface water flow routes through the site that would need to be maintained. The building is elevated above all the surrounding levels further mitigating any risk.
- 7.52. The drainage networks serving the existing building ensure that the development footprint is protected from the impact of flooding. Thus, flood risk to the site from sewers is diminished to acceptable levels.
- 7.53. Strategic Flood Risk Assessment maps for the area indicate that the site is not at risk of groundwater flooding.
- 7.54. The proposed development is therefore considered to comply with both national and local policy on flood risk and drainage.

Loss of Employment

- 7.55. Core Strategy Policy EC2: Existing Employment Space states, *'The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that: the existing use is un-viable in terms of business operations, building age and format and on balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.'*
- 7.56. Core Strategy Policy EC10: Wythenshawe states, *'The existing employment role of Roundthorn Industrial Estate and Sharston will be supported, including the existing industrial and manufacturing uses.'*
- 7.57. The accompanying Marketing Report prepared by Williams Sillitoe demonstrates that the site has been vacant since 2023, despite being the subject of an extensive marketing campaign.
- 7.58. The site has received limited interest from parties seeking to retain its existing use, due to factors including age of building, design and appearance of building, and lack of proximity to other office accommodation.
- 7.59. The use of the site as a SEND school will provide significant employment opportunities for full time educational, pastoral and therapy staff members from the local area. In addition, the site's location in close proximity to Wythenshawe Hospital maximises connections and opportunities for training and health practitioners for children with additional needs.
- 7.60. The job opportunities directly generated from the proposed development supports Core Strategy Policy EC10, and allows the site to retain its employment role as exists, commensurate

with the surrounding area.

- 7.61. Overall, the proposed development demonstrates compliance with Policies EC2 and EC10.

8. CONCLUSIONS

- 8.1. This Planning Statement has been prepared by Broadgrove Planning and Development Ltd ('Broadgrove') on behalf of our client, Hurstwood Properties (R) Limited ('the Applicant') to support a full planning application made at Vision House, Floats Road, Wythenshawe, M23 9PL ('the site').
- 8.2. This application seeks full planning permission for the following description of development:

'Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated works to facilitate the use.'
- 8.3. The proposed development supports the National Planning Policy Framework (NPPF) objective of making effective use of land by securing the long-term occupation of an existing vacant building for a vital and much-needed educational use.
- 8.4. The site is situated in a highly sustainable location, accessible by the surrounding residential communities, and within close vicinity of public transport opportunities and facilities.
- 8.5. While the proposal involves the loss of an employment use, this is demonstrably outweighed by the wider social benefits of a SEND school, including the provision of direct employment opportunities associated with the new use.
- 8.6. There are no other technical reasons arising from noise, highways, air quality or flood risk and drainage that should prevent the granting of planning permission.
- 8.7. Overall, the information submitted to the Local Planning Authority shows that the proposed development complies with policies at a local and national level and therefore constitutes sustainable development as defined at the heart of the NPPF. We respectfully request that planning permission is granted without delay.
- 8.8. Should there be any queries relating to this Statement or the wider planning submission, please contact Broadgrove Planning and Development Ltd (via Laura Hallam lh@broadgrove.co.uk) at your earliest convenience.

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PLANNING & DEVELOPMENT LTD

