

Health Impact Assessment Report

Chorlton Precinct

March 2025

CBRE Limited on behalf of PJ Livesey (6) Ltd

QUALITY ASSURANCE

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1 Introduction

Overview

- 1.1 This Health Impact Assessment (HIA) has been prepared by CBRE Ltd, to accompany a full planning application submitted by CBRE on behalf of PJ Livesey Homes (6) Limited (hereafter referred to as ‘the Applicant’) to Manchester City Council (‘the Council’/ ‘MCC’) in respect of Chorlton Precinct, Manchester, M21 9BU (land bounded by Wilbraham Road, Barlow Moor Road and Nicolas Road).
- 1.2 The application proposals seek full planning permission for the following description of development (‘the Proposed Development’):
- 1.3 *“Application for Full Planning Permission for the erection of 6no. residential buildings to provide up to 262no. residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site”*
- 1.4 This Rapid HIA has been undertaken in accordance with regard to:
 - Places for Everyone Joint Development Plan Document adopted March 2024 (‘PfE’);
 - Saved Policies of the Unitary Development Plan (‘UDP’) (1995);
 - Manchester Core Strategy adopted 11th July 2012;
 - Addendum to Manchester Core Strategy 2024.
 - The Healthy Urban Development Unit (‘HUDU’) 2019 publication ‘Watch out for health – A checklist for assessing the health impact of planning proposals’; and
 - The Department of Health and Social Care (‘DHSC’).
- 1.5 This rapid HIA has been prepared to address PfE Policy JP-P6 Part C, which requires a Health Impact Assessment (HIA) to be prepared for all development necessitating EIA Screening.
- 1.6 Professional expertise has been used to inform the identification of appropriate effects and assess the likely form and qualities of the Proposed Development with regard to potential impacts on health. Any assumptions or uncertainties have been clearly highlighted.

Planning History

- 1.7 A Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The approved demolition works are intended to commence in Q2 2025 for a period of circa 20 weeks.
- 1.8 Manchester City Council, as local planning authority, provided a formal screening opinion under Part 2 Regulation 6 of the Town and Country Planning (EIA) (England) Regulations 2017. The screening opinion adopted by MCC, dated 7th January 2025, confirms that the local planning authority opines that an Environmental Impact Assessment is required and that an Environmental Statement be prepared to accompany the planning application submission for the proposed development.

What is a Rapid Health Impact Assessment (HIA)?

- 1.9 A Rapid Health Impact Assessment (HIA) has been defined as: *‘a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population’*¹.
- 1.10 In a rapid HIA, impacts on the health and wellbeing of various people or communities are identified in two main ways by asking:
- What are the direct effects on health; and,
 - What are the indirect effects mediated through the determinants of health, such as employment, housing conditions, community cohesion and social support, and access to services and amenities?

Aims and Values

- 1.11 The purpose of conducting a rapid HIA is to identify the impacts of a Proposed Development on health and then identify interventions that can minimise any negative impacts and, potentially, enhance any positive ones.
- 1.12 The values for this rapid HIA are as follows:
- Health improvement;
 - Reduction of health inequalities;
 - Health protection;
 - Accessibility; and
 - Sustainability.

Means of Assessment

- 1.13 The means of assessment for this rapid HIA included a desktop appraisal and document analysis. The desktop appraisal has involved establishing the current baseline condition, including the sensitivity and importance of those aspects likely to be significantly affected in health terms by the Proposed Development.
- 1.14 For the elements under consideration within this rapid HIA, the baseline conditions have been established using a combination of published database, maps, technical reports and assessments.

¹ Department of Health, Health Impact Assessment of Government Policy: A Guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment Process

1.15 The following technical reports and assessments have been considered as relevant to this HIA, which are submitted with this planning application:

- Air Quality Assessment
- Arboricultural Impact Assessment
- Crime Impact Statement
- Construction Management Plan
- Daylight, Sunlight and Overshadowing Assessment
- Design and Access Statement
- Ecological Impact Assessment including Biodiversity Net Gain Assessment
- Energy and Environmental Standards Statement
- Flood Risk Assessment and Drainage Strategy
- Landscape Masterplan
- Lighting Impact Assessment
- Noise Impact Assessment
- Phase 1 Site Investigations Report
- Planning Statement
- Transport Assessment
- Travel Plan

Policy and Legislative Context

1.16 The following documents have been reviewed to inform the assessment:

- National Planning Policy Framework (NPPF) 2024²;
- Planning Practice Guidance (PPG)³;
- Health and Social Care Act 2012⁴;
- Places for Everyone Joint Development Plan Document adopted March 2024 ('PfE');
- Saved Policies of the Unitary Development Plan (UDP) (1995);
- Manchester Core Strategy adopted 11th July 2012

² UK Government, Policy Paper: National Planning Policy Framework

³ UK Government, Planning Practice Guidance

⁴ UK Government, Health and Social Care Act 2012

– Addendum to Manchester Core Strategy 2024

- 1.17 PfE Policy JP-P6 sets out the requirement for a HIA but does not define the scope of what a HIA must consider in the Greater Manchester context. PfE paragraph 9.37 states that HIAs will help ensure that the effects on both health and wellbeing are considered and responded to during the planning process, aiming to enhance the potential positive aspects of a proposal while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that may be affected.
- 1.18 Spatial Objective 2 of the Manchester Core Strategy seeks to improve economic performance and spread the benefits of growth across the city to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. This will increase productivity, grow the Manchester market and labour force, attract investment, improve skills and provide businesses with the right support for growth.

2 Site Description & Development Proposals

Site Description & Context

- 2.1 The site edged red in **Figure 1** below, extends to circa. 1.27 hectares in area and currently comprises the vacant Chorlton Precinct shopping centre building, and Graeme House, alongside associated areas of car parking, landscaping and hardstanding. The shopping centre was built in 1973 and Graeme House was built in 1971. The buildings have a dated appearance and have reached the end of their economic life. The site is now hoarded off aside from the surface car parking to the west of the site which remains in public use.
- 2.2 The site is situated within Manchester City Council local authority area, located in Chorlton Ward. The Site is located within Chorlton District Centre within Chorlton-cum-Hardy, a suburb to the southwest of Manchester city centre. The Site is bounded by Nicolas Road to the north, Barlow Moor Road to the east, Wilbraham Road to the south and Manchester Road to the west.

Figure 1 – Site Location Plan



- 2.3 The site has a limited planning history, subject to one relevant planning application, LPA ref: 141706/DEM/2024 for “Prior approval for demolition of buildings on site.” The LPA deemed that prior approval to undertake the demolition was not required.

The Proposed Development

- 2.4 The description of development is as follows:

“Application for Full Planning Permission for the erection of 6no. residential buildings to provide up to 262no. residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site”

3 Key Health Statistics

Introduction

- 3.1 This section provides a high-level summary of the key health statistics for the site and surrounding area.
- 3.2 Data has been obtained from various sources including Census 2021 and 2011 and the Annual Population Survey.
- 3.3 Reference has been made to the Chorlton Health Profile produced by the Department of Health funded Public Health Observatories. A component of the Health Profiles is a 'spine chart' health summary showing the difference in health between the area and the average for England for 32 indicators.
- 3.4 The focus of this HIA is on local health impacts at the Manchester City Council local authority area and Chorlton Ward, with comparison to England and North West England averages as relevant.

Key Statistics

- 3.1 The site is located within the Manchester City Council local authority area within the Chorlton Ward. The wards of Chorlton Park and Whalley Range bound the Chorlton Wards to the northeast and east. The population of the Chorlton Ward is 12,843 residents (2021 Census)⁵.

Population Growth and Age Profile

- 3.2 Manchester has grown at a higher rate (9.7%) than the North West (5.2%) and England (6.6%)⁶ between 2011-2021. According to the 2021 Census data, between 2011 and 2021 the population of Manchester increased by 9.7%, from approximately 503,100 in 2011 to 551,900 in 2021. Manchester's population saw the third-largest percentage increase in the North West.
- 3.3 Between 2011-2021, the average (median) age of Manchester increased by two years, from 29 to 31 years of age⁷. Manchester's population is younger than average, compared with the average (median) ages of 40.4 in North West England and 40 in England. The median age of Chorlton Ward is 33⁸, broadly in line with the Manchester average.
- 3.4 The number of people aged 50 to 64 years rose by just over 16,900 (an increase of 27.4%), while the number of residents between 20 and 24 years fell by around 5,100 (7.6% decrease). There has been an increase of 9.6% in people aged 65 years and over⁹ lower than the average increase for England (20.1%).
- 3.5 As of 2021, Manchester was the most densely populated local authority in the North West, with 4,773 people per square kilometre¹⁰. 24.4% (3,131 residents) of the Chorlton Ward are within the ages of 35 to 49 years

⁵ Nomis - 2021 Census Area Profile - Chorlton Ward (as of 2022)

⁶ Census 2021 – ONS (E08000003)

⁷ Census 2021 – ONS (E09000003)

⁸ Ward statistics - Chorlton | Manchester City Council

⁹ Census 2021 – ONS (E08000003)

¹⁰ Census 2021 – ONS (E08000003)

3 Key Health Statistics

closely followed by the 25 to 34 years age bracket, comprising 19.8% (2,544 residents) of the Chorlton Ward population demographic¹¹.

- 3.6 The majority of Manchester's residents (313,630) identify with the White ethnic group (57%) followed by the Asian ethnic group (115,113, 21%) and the Black ethnic group (65,891, 12%)¹².

Health and Wellbeing

- 3.7 The health profile indicates the health of people in Chorlton is varied compared to the England average. Manchester is 5th on Rank of % LSOAs in most deprived decile and 13th of Rank of Local Concentration, and 39.4% of Manchester LSOAs are in within the 10% most deprived nationally bracket¹³. The Chorlton ward (LSOA Manchester 029A) is within IMD Decile 4 – the 40% most deprived LSOAs.
- 3.8 Income deprivation affects 115,859 Manchester residents, with 29.7% of Manchester's children living in income-deprived families¹⁴. Also, Manchester has the highest proportion in the core cities of LSOAs in the 30% most deprived category¹⁵.
- 3.9 Additionally, life expectancy for women and men in Manchester is lower than the England average (79 years for males and 82.9 years for females). Healthy life expectancy at birth from April 2023 in Manchester was higher for women (58.5 years) than for men (57.6 years) by 0.9 years which is the same as the difference seen in the North West (0.9 years) but relatively similar to the difference seen across England (0.8 years)¹⁶. Inequality in healthy life expectancy at birth between those living in the 10% most deprived and 10% least deprived neighbourhoods is slightly lower in Manchester (18.6 years in 2018-2020) compared with 19.3 years in England, but is still significant.
- 3.10 Chorlton residents describe their health as being better than the Manchester average, having a greater proportion reporting their health as "very good" or "good" (86.4%) compared with 82.4% in Manchester as a whole. Equally, the proportion of Chorlton residents describing their health as "bad" or "very bad" is just 3.8% compared with 6% in Manchester as a whole. Census 2021 was conducted during the coronavirus (COVID-19) pandemic. This may have influenced how people perceived and rated their health, and therefore may have affected how people chose to respond.

Economic Status and Educational Attainment

- 3.11 In Manchester, the percentage who were employed rose from 48.0% in 2011 to 50.2% in 2021. During the same period, the percentage for the North West fell from 54.2% to 53.7%¹⁷. The percentage of people aged 16 years

¹¹ Nomis – 2021 Census Area Profile - Chorlton Ward (as of 2022)

¹² Census 2021 – ONS (E08000003)

¹³ Manchester City Council Indices of Deprivation 2019

¹⁴ IBID

¹⁵ IBID

¹⁶ Public Health Local Authority Profiles (2019)

¹⁷ Census 2021 – ONS (E08000003)

3 Key Health Statistics

and over who were unemployed (excluding full-time students) in Manchester fell from 5.4% to 4.0%.¹⁸ This is marginally below the average percentage of people aged 16 and over who are unemployed in the North West (4.2%), and England as a whole (4.4%)¹⁹. Economic activity is higher (70%) and unemployment lower (2.9%) in Chorlton, compared with the Manchester and England averages.

- 3.12 Chorlton's adult population is employed to a greater extent in typically higher paid, high quality occupations than the Manchester average. Some 55.4% of those aged 16 or over are in managerial, administration and professional occupations compared to 26.8% in Manchester as a whole. Long-term unemployment is also under-represented in Chorlton, with 6.2% of those aged 16 or over having never worked or being long-term unemployed compared to 13.1% in Manchester.
- 3.13 Chorlton's adult population is significantly more highly educated than the Manchester average; 64.9% of local residents aged 16 or over have RFI Level 4 qualifications compared to 37.6% in Manchester. Similarly, the proportion of those with no qualifications is lower (9.3%) compared with 19.7% in Manchester.

¹⁸ Census 2021 – ONS (E08000003)

¹⁹ Labour Market Profile – Nomis – North West

4 Healthy Urban Development Unit Assessment

- 4.1 This section of the report summarises the methodology used in this HIA, which is based on the NHS Healthy Urban Development Unit (‘HUDU’) Rapid HIA guidance.
- 4.1 A rapid HIA is the best approach to satisfy the local policy and application validation requirements. Therefore, the HUDU Model has been used for the purposes of this application. As previously mentioned, the HUDU Model, which this report has been based on, provides a ‘rapid’, standardised and transparent method for assessing potential contribution and health infrastructure requirements for new developments. The HUDU helps to create healthy sustainable communities and ensure that new developments are planned with health in mind.
- 4.2 The HUDU Rapid HIA Tool planning checklist²⁰, or assessment matrix, aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing, the checklist seeks to mainstream health into the planning system.
- 4.3 The assessment matrix does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.
- 4.4 The assessment matrix identifies eleven topics or broad determinants. Under each topic, the tool identifies examples of planning issues which are likely to influence health and wellbeing.
- 4.5 Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development, and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.
- 4.6 The HUDU checklist enables the proposals to be assessed against a broad range of disciplines including:
- Housing design and affordability;
 - Access to healthcare services and other social infrastructure;
 - Access to open space and nature;
 - Air quality, noise and neighbourhood amenity;
 - Accessibility and active travel;
 - Crime reduction and community safety;
 - Access to healthy food;
 - Access to work and training;
 - Social cohesion and inclusive design;
 - Minimising the use of resources; and

²⁰ NHS London Healthy Urban Development Unit, HUDU Planning for Health: Rapid Health Impact Assessment Tool

- Climate change.

4.7

The HUDU Rapid HIA Tool planning checklist has been tailored and completed for the Proposed Development and is presented in **Section 5** of this assessment.

5 HUDU Rapid HIA Tool: Planning Checklist

1.0 HOUSING DESIGN AND AFFORDABILITY

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)	Yes No N/A	The Lifetime Homes Standard was superseded by M4(2) Part M of Building Regulations in 2015. All proposed apartments will comply with Part M4(2) Category 2 – Accessible and Adaptable Dwellings. Lobbies, corridors and lifts are all designed to meet and in most cases, exceed Part M requirements.	Positive Negative Neutral Uncertain	None required.
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes No N/A	All proposed apartments will comply with Part M4(2) Category 2 – Accessible and Adaptable Dwellings, in accordance with PfE Policy JP-H3. The Proposed Development includes a range of unit sizes with 1-bed, 2-bed and 3-bed homes which will all be accessible with step-free approach and level thresholds. 3% of units complete with Part M4(3) Wheelchair User Dwellings.	Positive Negative Neutral Uncertain	None required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes No N/A	Yes, as described for the criteria above.	Positive Negative Neutral Uncertain	None required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes No N/A	A Daylight, Sunlight and Overshadowing Assessment has been prepared by BWB Consulting, which assesses that the majority of habitable rooms (97%) achieve or exceed the recommended minimum target illuminance and is concluded to offer an acceptable level of daylight for the enjoyment of future occupants. This is appropriate to the site's urban context. The proposed layout of dwellings affords privacy to future residents, orientating bedrooms away from the communal circulatory spaces and lift cores. The sizing of the individual dwellings accords with Nationally Described Space Standards for new dwellings.	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal include a range of housing types, and sizes, including affordable housing responding to local housing needs?	Yes No N/A	<p>The Proposed Development will include 20% affordable dwellings, in line with the Manchester Core Strategy (2012). The Proposed Development would provide high density development within Chorlton District Centre as part of a mixed-use development. The provision of 262 units will exceed the target average annual provision for the March 2021-2027 period in South Manchester and contribute to over half of the total target for new residential units in South Manchester for that time period. Therefore, the Proposed Development accords with Policy H6 of the Manchester Core Strategy. The Proposed Development includes a range of unit sizes with 1-bed, 2-bed and 3-bed homes which will meet a range of housing needs.</p> <p>Further details are provided in the Affordable Housing Statement, Design and Access Statement and Planning Statement submitted with the planning application.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes No N/A	<p>The Proposed Development accords with Manchester Core Strategy Policies EN4, EN6, EN8, and EN9, as well as PfP Policies JP-S1, JP-S2, JP-S6, and JP-P1, by minimising CO2 emissions from low and zero carbon development and supplies, and following a lean, clean, and green energy hierarchy.</p> <p>The Proposed Development seeks to deliver highly energy efficient new homes, and it does include design solutions to maximise energy efficiency.</p> <p>The following energy efficiency measures are incorporated into the design:</p> <ul style="list-style-type: none"> ▪ Enhancement of U-values and air tightness values; ▪ Increased hot water generating facilities; ▪ Efficient LED lighting with improve controls; ▪ Efficient and low energy motors in pumps and fans; ▪ Efficient heat recovery in relevant systems; and ▪ Combined natural and mechanical heat recovery ventilation systems. <p>More information is available in the Energy and Environmental Standards Statement.</p>	Positive Negative Neutral Uncertain	None required.

2.0 ACCESS TO HEALTHCARE SERVICES AND OTHER SOCIAL INFRASTRUCTURE

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	Yes No N/A	The site does not contain any social infrastructure other than vacant retail units. The Proposed Development incorporates retail/commercial floorspace (Class E(a-e)). This will provide access to retail goods and services within the immediate vicinity for future residents. The Proposed Development incorporates public realm and hard/soft landscaping which will have benefits for users and deliver social value for local residents. More information can be found in the Design and Access Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal assess the impact of health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes No N/A	<p>The following GP practices are within 1km of the application site:</p> <ul style="list-style-type: none"> Chorlton Family Practice (P84068): currently has 14.25 GP FTE and 22,358 patients on roll as of December 2024, equating to 1 GP to 1,568 patients. The Wilbraham Surgery (P84071): currently has 2.88 GP FTE and 4,761 patients as of December 2024, equating to 1 GP to 1,653 patients. <p>Both practices are accepting new patients and below the recommended GP to patient ratio of 1 : 1,800.</p> <p>Based on the average Chorlton household size of 2.26 people per household, it is estimated that the Proposed Development would generate a population yield of 592no. residents.</p> <p>It is considered that there is adequate existing capacity for new patients based on review of the two practices.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes No N/A	The proposal does not include the provision, or replacement of a healthcare facility.	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	Yes No N/A	<p>The Proposed Development will provide a mix of dwelling types, and as a result generate a child yield and therefore an increased demand for primary or secondary education provision. There are 6no. primary schools within 1km of the site, including Brookburn Primary School, Chorlton C of E Primary School, Oswald Road Primary School, St John's RC Primary School, St Hilda's Primary School and Manley Park Primary School. The site is located within 3km of 6no. secondary schools including Whalley Range High School, Chorlton High School, CHS South, Loreto High School, Stretford Grammar, Stretford High School, William Hulme's Grammar School and Didsbury High Street.</p> <p>Manchester City Council has not published its School Place Planning data with projections for existing and future capacity, therefore it is not possible to estimate pupil capacity in primary (Reception form entry) and secondary (Y7 form entry).</p> <p>Based on a review of school capacity and pupils on roll using Government's "Get Information about Schools" website (https://get-information-schools.service.gov.uk/), there is a surplus capacity of 268no. primary school places in the 6no. schools within a 1km radius of the site.</p> <p>Using the same data source, there is currently a deficit of circa. 32no. secondary school pupil places.</p> <p>The Chorlton Local Infrastructure Framework (Final Draft February 2025) highlights that there is pressure on local secondary school provision, but this is being monitored by the Council's Children and Education Services.</p> <p>Some 90% of proposed homes are 1- and 2-bed dwellings, which typically accommodate fewer children than the typical family sized home (e.g. single family homes with 2, 3+ bedrooms). Additionally, some pupils will potentially attend primary or secondary schools outside of the local state school provision considered, including state-funded schools in the wider area or in private provision.</p> <p>The Proposed Development would therefore result in a neutral impact on primary school provision and a potential adverse impact on secondary school provision, depending on MCC's delivery of additional secondary school places in the local pupil planning area. In the absence of pupil planning area data for Chorlton, it is difficult to establish actual and planned capacity.</p>	Positive Negative Neutral Uncertain	<p>None required in respect of primary school provision.</p> <p>Uncertain in terms of secondary school provision in absence of local pupil planning area data.</p>

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal explore opportunities for shared community use and co-location of services?	Yes No N/A	<p>The Proposed Development will improve the existing public realm to improve its potential to enable social mixing by through enhanced planting, external lighting and street furniture.</p> <p>The inclusion of incorporates retail/commercial floorspace (Class E(a-e)) will provide publicly accessible amenities for the local residential and business community, contributing to community cohesion.</p> <p>More information can be found in the Design and Access Statement and Retail Occupier Strategy.</p>	Positive Negative Neutral Uncertain	None required.

3.0 ACCESS TO OPEN SPACE AND NATURE

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal retain and enhance existing open and natural spaces?	Yes No N/A	<p>As part of the development, new public realm and hard/soft landscaping will be provided. The main design elements of the proposed area of public realm and landscaping include the creation of high quality flexible public realm spaces at ground level including biodiverse planting, and strengthened pedestrian connections along the surrounding roads, and through the site.</p> <p>There will also be a publicly accessible pedestrianised 'greenway' route through the site along Manchester Road, including woodland inspired planting, rain gardens and natural 'play on the way' features.</p> <p>More information can be found in the Landscape Strategy as part of the Design and Access Statement.</p>	Positive Negative Neutral Uncertain	None required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes No N/A	<p>Greater Manchester's Green and Blue Infrastructure Strategy was updated in 2022. The objectives of the strategy include:</p> <ul style="list-style-type: none"> Improve the quality and function of existing green and blue infrastructure; Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth; 	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> Improve the connectivity and accessibility to green and blue infrastructure within the city; and Improve and promote the wider understanding and awareness of the benefits of green and blue infrastructure. <p>The site is within the 'South Area' of the strategy, whereby there are key aspirations to enhance the quality and accessibility to existing parks and green spaces, as well as green links that connect green spaces to establish walking and cycling routes.</p> <p>Access to existing green spaces will also be improved through increased pedestrian and cycle permeability through the site to nearby spaces, including Longford Park and Ryebank Fields and Community Gardens, including Longford Park situated north of the Site.</p> <p>More information can be found in the Landscape Strategy as part of the Design and Access Statement.</p>		
Does the proposal provide a range of play spaces for children and young people?	Yes No N/A	<p>The Proposed Development comprises residential development, as such it is likely it will generate a child yield. Therefore, new play spaces for children and young people are provided. To the southern end of the Barlow Moor Road linear green space, a quieter, community focused 'Pocket Park' space is proposed for local residents and passers-by, with shaded seating, and informal nature inspired play. There will be a publicly accessible pedestrianized 'greenway' route through the site is proposed along Manchester Road, including woodland inspired planting, rain gardens and natural 'play on the way' features. The Proposed Development provides a sufficient and range of play spaces for children and young people.</p> <p>More information can be found in the Landscape Strategy as part of the Design and Access Statement.</p>	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal provide links between open and natural spaces and the public realm?	Yes No N/A	<p>The Landscape Strategy outlines the vision and design principles for the development's landscape and public realm proposals.</p> <p>Landscaping enhancements are including enhanced planting, external lighting and installation of street furniture to encourage socialising amongst future residents. This will enhance green infrastructure and provide linkages with existing public realm.</p> <p>The site is also situated within walking distances to several open spaces for recreation and relaxation including situated adjacent to a number of open spaces for recreation and relaxation including Longford Park and Turn Moss Playing Fields. A publicly accessible pedestrianised 'greenway' route through the site is proposed along Manchester Road, connecting the site from north to south, and delivering a pedestrian trail to nearby complementary uses.</p> <p>More information can be found in the Landscape Strategy as part of the Design and Access Statement.</p>	Positive Negative Neutral Uncertain	None required.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes No N/A	In accordance with the Chorlton Local Infrastructure Framework (LIF), the Proposed Development will deliver high quality hard and soft landscaped areas providing pedestrian and cycle routes linking the individual plots with the surrounding area, connecting new north-south and east-west links across the site. A pedestrian trail linking the site to the Wilbraham Road and Nicolas Road will provide opportunities for residents and visitors to utilise this pathway for local complementary uses. To the northern end of Manchester Road, a 'Pocket Square' will be created to encourage people to dwell and provide a focal public space for Chorlton residents.	Positive Negative Neutral Uncertain	None required.
Does the proposal set out how new open space will be managed and maintained?	Yes No N/A	The Landscape Strategy set out in the DAS explains how the new open space will be managed as part of the development estate to ensure its longevity and quality. A Landscape Environment Management Plan (LEMP) is proposed to be subject to an appropriate planning condition.	Positive Negative Neutral Uncertain	None required.

4.0 AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes No N/A	<p>A Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The submission is informed by a Demolition Management Plan, prepared by the proposed demolition contractor, which sets out the proposed mitigation measures to minimise impacts on surrounding receptors.</p> <p>Impacts arising from the construction phase (dust, noise and vibration) will be controlled through the preparation of a detailed Construction Environmental Management Plan (CEMP) which will be subject to an appropriate pre-commencement planning condition. The final CEMP will be based on the high-level principles set out in the CEMP Framework submitted with the planning application. This will include a Dust Management Plan (DMP) and will be prepared in accordance with standard best practice and regulatory requirements. Construction works will be carried out in accordance with the CEMP.</p>	Positive Negative Neutral Uncertain	Development will be delivered in accordance with the submitted CEMP.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes No N/A	<p>An Air Quality Assessment has been prepared by Redmore Environmental, in support of the planning application. The Proposed Development includes the provision of up to 164no. car parking spaces. There are 12 public car parking spaces provided on-site, of which 8 are standard, 2 accessible and 2 EV charging spaces.</p> <p>The proposals will also encourage active modes of travel through careful consideration for pedestrian and cycle access during the development conception, and existing pedestrian and cycle links to the city and adjacent public transport will be retained and, where appropriate, extended throughout the Site.</p> <p>Overall, the Proposed Development is considered to be suitable for the proposed end use from an air quality perspective and is compliant with legislation and policy if the mitigation measures for the construction phase set out in the Air Quality Assessment are implemented, and the proposal minimises pollution caused by traffic.</p> <p>Further details are set out in the Air Quality Assessment.</p>	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes No N/A	<p>A Noise Impact Assessment has been prepared by E3P and assesses that the following mitigation measures are required:</p> <ul style="list-style-type: none"> Certain proposed facades require higher specification glazing to control internal noise levels across the development; and Limits to fixed plant noise emission based on the measured background sound levels that currently exist at the surrounding noise sensitive receptors. <p>With mitigation measures in place, the Noise Impact Assessment assesses that no adverse impacts would arise for residential receptors during the daytime or nighttime. The submitted CEMP alongside the Planning Application will allow for mitigation for noise and vibration during the demolition and construction phases. Adherence to the CEMP will allow for mitigation in the form of Best Practicable Means which will ensure no adverse impact upon the surrounding noise sensitive receptors. A Demolition Management Plan informs the separate Prior Notice for Demolition works.</p> <p>Further details are set out in the Noise Impact Assessment.</p>	Positive Negative Neutral Uncertain	<p>Construction noise and vibration should be controlled through measures set out in the CEMP in order to minimise any adverse effects, although these would be temporary.</p> <p>Development will be delivered in accordance with the approved CEMP, for construction phases and future residents.</p> <p>Operational and fixed plant noise limits will be set to control the impact of the new development upon existing and proposed residential receptors.</p>

5.0 ACCESSIBILITY AND ACTIVE TRAVEL

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal address the ten Healthy Streets indicators?	Yes No N/A	<p>The proposals contribute to Healthy Streets as follows:</p> <ul style="list-style-type: none"> – Provision of walking, wheeling and cycle infrastructure to encourage active travel along the north to south corridor; – Provision of cycle parking (5% of the cycle parking will be on wider spaced racks to be used by modified cycles/tricycles/cycles with trailers/child seats, double tier racks will be limited to 95% of the provision). – Hierarchy of vehicles with clear indication where pedestrians and cyclists are the priority; and – New pedestrian routes throughout the site. <p>Further details are set out in the Transport Assessment which has been prepared by Civic Engineers.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes No N/A	<p>The Site is situated in a highly sustainable location within Manchester City Centre, which affords significant opportunities for travel by non-car modes including walking, cycling and public transport such as the Chorlton rail station within easy walking distance of the Site.</p> <p>The Proposed Development will encourage active modes of travel through the provision of safe and secure cycle parking for residents and visitors.</p> <p>A Framework Travel Plan to encourage the use of sustainable modes of transport, including walking and cycling has been developed by Civic Engineers.</p> <p>Further details are set out in the Transport Statement and Framework Travel Plan.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes No N/A	<p>The Site is situated in a sustainable location within Manchester City Centre, which affords significant opportunities for travel by non-car modes including walking, cycling and public transport.</p> <p>The Proposed Development, whilst not car-free, will encourage active modes of travel through the protection and expansion of existing pedestrian and cycle links to complementary uses, the city centre and adjacent public transport. Cycle parking will be provided for, 238no. internal spaces for the residential blocks, 20no. internal spaces for the retail, and 19no. outdoor cycle stand spaces.</p> <p>Further details are set out in the Transport Assessment and Framework Travel Plan.</p>	Positive Negative Neutral Uncertain	Implementation of Framework Travel Plan and the submission of a Travel Plan per construction phasing as part of a Planning Condition.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes No N/A	Landscaping enhancements are proposed to the current site area to be demolished through enhanced planting, external lighting and installation of street furniture to encourage socialising amongst future residents. This will improve connection to the existing public realm. The Proposed Development connects with the existing public realm and benefits from the existing cycle and walking networks. Further details are set out in the Transport Assessment.	Positive Negative Neutral Uncertain	None required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes No N/A	The Transport Assessment and Framework Travel Plan set out details for the management of traffic and calming measures to reduce and minimise road injuries. For example, this includes: <ul style="list-style-type: none"> A Communication Strategy on how the Proposed Development is accessible by all modes of transport, this will be promoted to all residents; Provision of connections to surrounding developments and active travel routes, including realigned Manchester Road as vehicle-free active travel route; and Provision of adequate, accessible, secure cycle parking for all users 	Positive Negative Neutral Uncertain	None required.
Is the proposal well connected to public transport, local services and facilities?	Yes No N/A	The Site is situated in a sustainable location within Chorlton district centre which affords significant opportunities for travel by non-car modes including walking, cycling and public transport. There are numerous bus stops within walking distance of the site and Chorlton Metrolink stop which provides frequent connections to Manchester City Centre, Manchester Airport and other destinations is located in close proximity. Further details are set out in the Transport Assessment.	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plan measures?	Yes No N/A	<p>The Proposed Development includes the provision of up to 164no. car parking spaces. There are 12 public car parking spaces provided on-site, of which 8 are standard, 2 accessible and 2 EV charging spaces. However, the site is sustainably located, which affords significant opportunities for travel by non-car modes including walking, cycling and public transport.</p> <p>The Proposed Development includes the delivery of walking, wheeling and cycle infrastructure to encourage active travel. It also seeks to encourage active modes of travel through the protection and expansion of existing pedestrian and cycle links to the university, city and adjacent public transport.</p> <p>A Framework Travel Plan to encourage the use of sustainable modes of transport, including walking and cycling has been developed.</p> <p>Further details are set out in the Transport Assessment.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes No N/A	<p>A key design principle of the proposals is to ensure inclusive design to allow for a good level of accessibility within and between buildings.</p> <p>The proposed car parking will be dispersed through the site to avoid large areas of hardstanding and to ensure parking is within an accessible distance from building entrances.</p> <p>The Proposed Development includes wheeling infrastructure and new pedestrian routes directly to the step-free entrances of buildings and car parking to enhance accessibility and permeability throughout the site. A total of 10no. disabled parking spaces will be provided, distributed around the scheme to ensure distances to nearest entrance is limited.</p> <p>Further detail is provided in the Design and Access Statement.</p>	Positive Negative Neutral Uncertain	None required.

6.0 CRIME REDUCTION AND COMMUNITY SAFETY

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate elements to help design out crime?	Yes No N/A	<p>A Crime Impact Statement has been prepared by Greater Manchester Police, which appraises the design of the Proposed Development. This set out mitigation measures in Section 3.3.3 which have been incorporated into the Proposed Development.</p>	Positive Negative Neutral	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		The Proposed Development incorporates a range of measures to help design out crime, including lighting in public areas, active ground floor frontages and installation of CCTV covering public areas. Further detail is provided in the Design and Access Statement.	Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes No N/A	Landscaping enhancements are proposed External lighting and active uses will enhance security and the open space areas will be accessible to the public.	Positive Negative Neutral Uncertain	None required.
Does the proposal include attractive, multi-use public spaces and buildings?	Yes No N/A	The Proposed Development incorporates retail/commercial floorspace (Class E(a-e)). This will provide access to convenience goods and services within the immediate vicinity for future residents. Landscaped open spaces are well-designed and will be publicly accessible and will include extensions to existing perimeter tree planting, enhancements to a landscape buffer zone, nature corridors and wetland habitats.	Positive Negative Neutral Uncertain	None required.
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes No N/A	The Proposed Development has been discussed with Manchester City Council as part of the pre-application process and were received positively. The initial response from MCC's town development team was positive and supportive of exploring enhancements to the scheme. The first formal pre-application was in September 2023. The formal pre-application and subsequent urban design review provided more detail on the evolving scheme and design, including the approach to massing, heights and public realm and the introduction of the design concept for building facades. The final pre-application meeting took place in November 2024. Community consultation with local councillors and groups and consultation with the local residents and neighbourhoods has also taken place which has informed scheme design Full details of the stakeholder engagement is provided in the Statement of Community Involvement.	Positive Negative Neutral Uncertain	None required.

7.0 ACCESS TO HEALTHY FOOD

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes No N/A	The Proposed Development primarily relates a residential development, and therefore does not propose outdoor spaces for the supply of local food.	Positive Negative Neutral Uncertain	None required.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes No N/A	Permission is being sought for retail/commercial floorspace for ground floor uses within use Class E(a-e). This will provide access to convenience goods and services within the immediate vicinity for future residents.	Positive Negative Neutral Uncertain	None required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes No N/A	The Proposed Development primarily relates to a residential development. Permission is not sought for hot food takeaways (Sui Generis). Please refer to Planning Statement and Retail Occupier Strategy.	Positive Negative Neutral Uncertain	None required.

8.0 ACCESS TO WORK AND TRAINING

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes No N/A	Both temporary construction and permanent operational jobs will be brought forward as a result of the Proposed Development, including opportunities for local employment.	Positive Negative Neutral Uncertain	Details of the commitments for local construction employment will be required by a Planning Condition (Local Labour Agreement).
Does the proposal provide childcare facilities?	Yes No N/A	The Proposed Development does not provide childcare facilities.	Positive Negative Neutral Uncertain	None required.
Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A	The Proposed Development primarily involves a residential development and ground floor commercial uses. The proposals do not specifically involve managed and affordable workspaces for local businesses, but do provide spaces which could be occupied by local businesses such as independent retail or commercial uses.	Positive Negative Neutral Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes No N/A	The feasibility of opportunities for work for local people via local procurement arrangements is not confirmed at this stage.	Positive Negative Neutral Uncertain	Details of the commitments for local construction employment will be required by a Planning Condition.

9.0 SOCIAL COHESION AND INCLUSIVE DESIGN

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes No N/A	The Proposed Development has accommodated an extensive engagement and consultation process. This has allowed for progressive design responses and care to be taken through the process, which has been rightly informed by the Local Planning Authority, statutory stakeholders and those in the local community. Full details of the consultation are set out in the Statement of Community Involvement and the Planning Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes No N/A	The Proposed Development primarily relates to a residential development which will connect to the nearby complementary uses, public transport, the University, and existing facilities. The site is also connected to Manchester City Centre itself via public transport and active travel modes. The proposed ground floor uses will accommodate convenience retail and services, contributing positively to the vibrancy and vitality of Chorlton District Centre. More information can be found in the Design and Access Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal include a mix of uses and a range of community facilities?	Yes No N/A	Yes, the Proposed Development will be used for a variety of uses including Class E (a-e) floorspace, potentially including professional services, offices for operational or administrative functions and the research and development of products or processes. Landscaping, including extensions to existing parameter tree planting, enhancements to a landscape buffer zone, nature corridors, and green infrastructure networks are proposed and will be accessible to the public. More information can be found in the Planning Statement and Design and Access Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal provide opportunities for the voluntary and community sectors?	Yes No N/A	The Proposed Development relates to a residential development and therefore does not specifically provide for opportunities for the voluntary and community sectors.	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes No N/A	The Proposed Development has been designed to accommodate equality of access throughout, including wheeling infrastructure, car parking in proximity to the entrance of buildings and a clear hierarchy of vehicular access routes indicating pedestrian priority. The provision of new routes directly to building entrances supports inclusive design. More information can be found in the Design and Access Statement.	Positive Negative Neutral Uncertain	None required.

10.0 MINIMISING THE USE OF RESOURCES

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal make best use of existing land?	Yes No N/A	The Proposed Development makes best use of existing land by repurposing the current inefficient use of land (vacant shopping precinct) into residential dwellings, making productive use of the existing built environment. The building design has optimised the delivery of high quality dwellings, whilst providing good quality amenity for the future residents. More information can be found in the Design and Access Statement and Planning Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal encourage recycling, including building materials?	Yes No N/A	The Proposed Development will explore opportunities to minimise embodied carbon through material selection. It will also incorporate adequately sized bin stores to encourage waste sorting and recycling. Full details can be found within the Energy and Sustainability Statement, the Design and Access Statement, and the Life Cycle Assessment accompanying the planning application.	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate sustainable design and construction techniques?	Yes No N/A	Design decisions for the development will ensure, where possible, that energy demand is minimised, efficiency is maximised. By incorporating the three stages of the energy hierarchy, the results demonstrate compliance with MCC policy and Part L Building Regulations. Full details can be found within the Energy and Environmental Statement.	Positive Negative Neutral Uncertain	A CEMP will be submitted alongside the application to ensure sustainable practices are upheld during demolition and construction. This will address issues such as noise and vibration, air quality, working hours, deliveries, waste management etc.

11.0 CLIMATE CHANGE

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate renewable energy?	Yes No N/A	The Energy and Sustainability Statement prepared by Futureserv sets out that the design strategy has been advanced to ensure the development is in line with the Energy Hierarchy: be lean, be clean and be green. It will incorporate efficient LED lighting, lair source heat pumps for hot water generation, rooftop PV panels to offset emissions from grid electricity and combined natural and mechanical heat recovery ventilation systems. Full details can be found within the Energy and Environmental Statement which accompany the planning application.	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes No N/A	<p>The Energy and Environmental Statement includes strategies for ventilation systems, daylight exposure, glare control, and modelling and monitoring to ensure temperature control and thermal comfort.</p> <p>The Daylight, Sunlight and Overheating Assessment confirms that the impact of the majority of assessed surrounding amenity spaces (private gardens) will be unnoticeable and 97% of amenity spaces will continue to receive good levels of sunlight. It also assesses that design has sought to balance between achieving a good level of internal daylight/sunlight and ensuring appropriate measures mitigate the risk of overheating.</p> <p>The Wind Microclimate Assessment Report prepared by GIA assesses that wind comfort conditions would be suitable for all intended uses for thoroughfares, roadways, proposed or existing building entrances, bus stops, existing spill out seating, existing gardens, proposed amenity at ground level and podium level and proposed balconies.</p> <p>Full details can be found within the Energy Statement, DSO Assessment and that accompanies the planning application.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal maintain or enhance biodiversity?	Yes No N/A	<p>As required by the Environment Act 2021, the Proposed Development demonstrates a net gain in Biodiversity Units that is at least 10% above the baseline level of Biodiversity Units.</p> <p>The Ecological Impact Assessment sets out that the Proposed Development will primarily affect habitats of negligible ecological importance, with mitigation / compensation of locally important habitats resulting in overall biodiversity gain, such as mixed scrub and neutral grassland planting.</p> <p>An Ecological Impact Assessment has been prepared by Tyler Grange and submitted with this application, which assesses a 20.80% uplift in on-site biodiversity units would be achieved by the Proposed Development.</p> <p>Further details can be found in the Ecological Impact Assessment.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal incorporate sustainable urban drainage techniques?	Yes No N/A	<p>A Flood Risk Assessment and Sustainable Drainage Strategy has been prepared by Civic Engineers in support of the application, which sets out how a combination of SuDS techniques will be used to manage surface water. The proposed drainage strategy has been prepared with reference to pre-planning advice provided by the lead local flood authority and water company, along with reference to local and national planning guidance. The SuDS features proposed for the site consist of the following:</p>	Positive Negative Neutral Uncertain	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> • Attenuation Tanks; • Permeable Paving; and • Rain Gardens / Bioretention Systems. <p>Further details can be found in the Flood Risk Assessment.</p>		

6 Summary

- 6.1 The Proposed Development has been reviewed in line with PfE Policy JP-P6, but this policy does not define the scope and specific requirements of what a HIA must consider in the Greater Manchester context. This HIA has been prepared with reference to the other submission documents and should be read alongside the relevant application documents read as a whole.
- 6.2 The Proposed Development is considered to have the following effects against the 11 criteria, as set out below:
- Housing design and affordability – Positive;
 - Access to healthcare services and other social infrastructure – Positive/Neutral/Uncertain²¹;
 - Access to open space and nature – Positive/Neutral;
 - Air quality, noise and neighbourhood amenity – Positive/Neutral;
 - Accessibility and active travel – Positive/Neutral;
 - Crime reduction and community safety – Positive;
 - Access to healthy food – Neutral (Not Applicable);
 - Access to work and training – Positive/Neutral;
 - Social cohesion and inclusive design – Positive/Neutral;
 - Minimising the use of resources - Positive; and
 - Climate change - Positive.
- 6.3 PfE Policy JP-P6 does not define the scope of what a HIA must consider in the Greater Manchester context, it details that new development will be required to: *“Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing.”*
- 6.4 As there are no specific requirements of the policy in terms of the scope of the HIA, this application has been considered in relation to guidance provided by the Healthy Urban Development Unit (HUDU) 2019 publication ‘Watch out for health – A checklist for assessing the health impact of planning proposals’; and the Department of Health (DoH).
- 6.5 In summary, this assessment has determined that the Proposed Development would result in a positive or neutral outcome for all sections of the Planning and Health checklist. Absent local pupil planning area data for secondary school provision, the impact is uncertain in this respect. No adverse outcomes were identified for any of the criteria that cannot be mitigated for, and therefore the Proposed Development is considered to represent a positive change with respect to health opportunities for the existing local community and its future occupants. The Proposed Development is therefore in accordance with PfE Policy JP-P6.

²¹ In respect of secondary school provision only, positive or neutral for all other aspects of Category 2.0 of Health Impact Assessment.