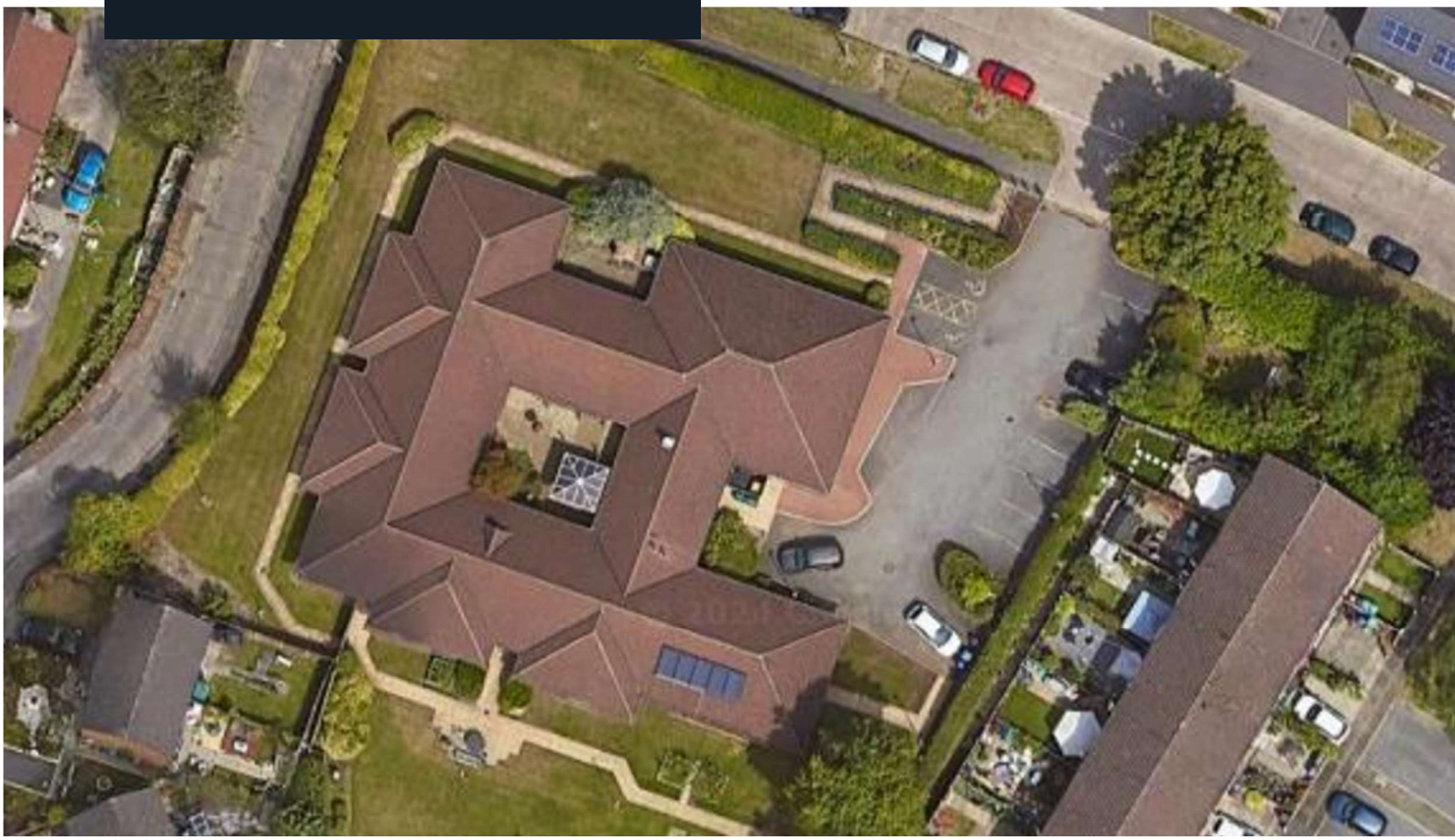
Planning Statement
October 2024

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Planning Statement

Proposal for Full Planning Permission

Alternative Futures Group

Millbrook Independent Hospital, Wastdale Road, Wythenshawe, M23 2RX

Contents

Contents		2
1	Introduction	3
2	Site and Surrounding Area	5
3	Planning History	7
4	Pre-application	8
5	Proposed Development	9
6	Planning Policy Context	16
7	Planning Considerations	23
8	Conclusion	28

1 INTRODUCTION

1.1 INTRODUCTION

1.1.1 JLL has been instructed by Alternative Futures Group ('the client' or 'AFG'), to prepare this planning statement in support of a full planning application for the extension to the existing Independent Hospital (Use Class C2) and associated works, at Millbrook Independent Hospital, Wastdale Road, Wythenshawe, M23 2RX. The proposed development is described on the application as follows:

> *'Full planning permission for the extension to Independent Hospital (Use Class C2) and associated works at Millbrook Independent Hospital, Wastdale Road, Wythenshawe, M23 2RX'*

1.1.2 In addition to this Statement, the planning application is accompanied by the following supporting documents:

- Planning Application Form and Certificates duly signed and completed (prepared by JLL);
- Planning Drawings (prepared by Studio Lime):
    - Site Drawings
        - Location Plan (ref: SL_P23045_DWG_C_EX00_Rev_P10)
        - Existing Site Plan (ref: SL_P23045_DWG_C_EX01_Rev_P10)
        - Proposed Site Plan (ref: SL_P23045_DWG_C_PR01_Rev_P10)
        - Existing Elevations (ref: SL_P23045_DWG_C_EX30_Rev_P10)
        - Proposed Elevations (ref: SL_P23045_DWG_C_PR30_Rev_P10)
        - Existing Ground Floor Plan (SL_P23045_DWG_C_EX10_Rev_P10)
        - Proposed Ground Floor Plan (ref: SL_P23045_DWG_C_PR10_Rev_P10)
        - Landscape General Arrangement Plan (ref: UG_2548_LAN_GA_DRW_101)
        - Hard Landscape Plan (ref: UG_2548_LAN_HL_DRW_201)
        - Soft Landscape Plan (ref: UG_2548_LAN_SL_DRW_301)
        - Drainage Layout (ref: 00.24224-ACE-00-ZZ-D-1000-P1-Drainage Layout)
- Design and Access Statement (prepared by Studio Lime)
- Drainage Statement (prepared by Adept)
- Surface Water Calculations (prepared by Adept)
- Phase 1 Desktop Study (Contaminated Land Report) (prepared by Arc Environmental)

- Preliminary Ecological Assessment (prepared by Urban Green)
- Biodiversity Net Gain Design Stage Assessment (prepared by Urban Green)
- Biodiversity Net Gain Metric (prepared by Urban Green)
- Arboriculture Implications Assessment including Tree Survey (prepared by Urban Green)
- Crime Impact Statement (prepared by Greater Manchester Police)
- Waste Management Strategy (prepared by AFG)

1.2 Structure

1.2.1 This Planning Statement identifies and addresses the issues relevant to the consideration of the application submission, as follows:

- Description of Site and Surrounding Area – describes the physical characteristics of the planning application site and its immediate surroundings.
- Planning History of the Site – sets out the planning history for the site.
- Pre-application Discussions – describes the pre-application discussions with Officers at Manchester City Council
- Proposed Development – provides a description of the proposed development.
- Relevant Planning Policy – describes the planning policies which are relevant to the proposed development.
- Planning Considerations – confirms principle of proposed development and accordance with local and national policy.
- Conclusions – provides an assessment of the planning application proposals against the relevant planning policies and sets out the conclusions of this Statement.

2 SITE AND SURROUNDING AREA

2.1 SITE LOCATION

2.1.1 This site is located within Wythenshawe in the city of Manchester and comprises a 12 bed, single storey facility, associated car parking area and outside amenity space utilised by the residents.

2.1.2 To the north-east of the site is a small, landscaped area which is currently underutilised garden space.

2.1.3 Access to the site is gained from Wastdale Road to the north.

2.1.4 The site is bounded by Wastdale Road to the north, residential dwellings to the east and south and by Johannesburg Gardens to the west.

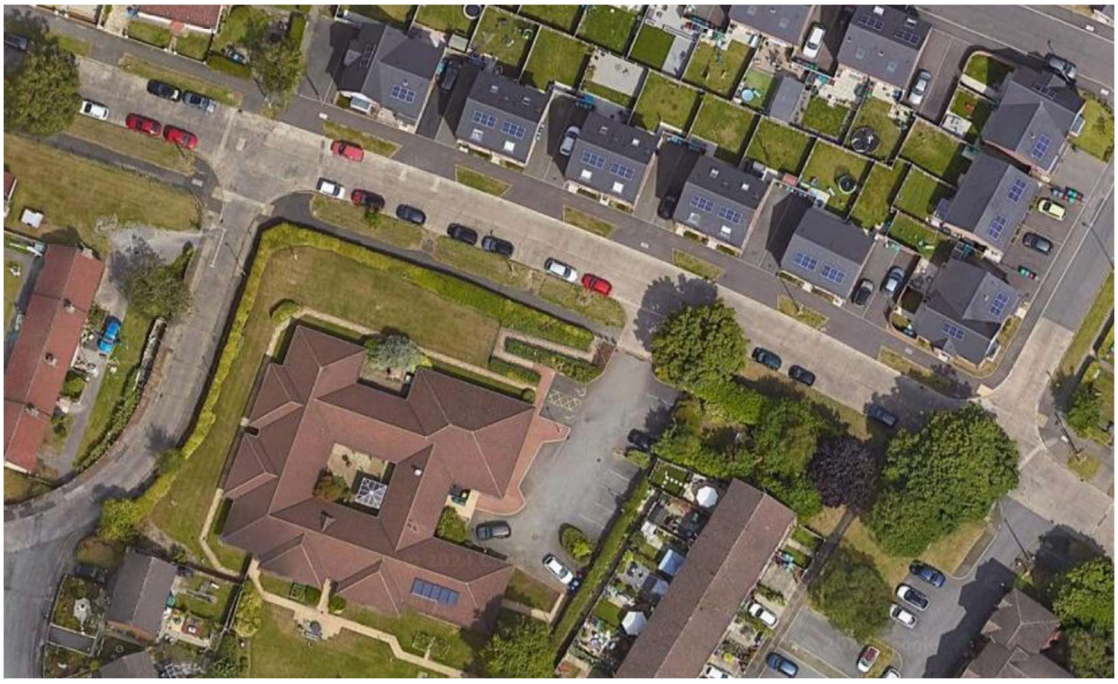


Figure 1 - Aerial View of Site

2.2 Surrounding Area

2.2.1 The facility is well established in the surrounding area and beyond the immediate boundaries of the application site, the area comprises predominantly residential dwellings, accessed off Wastdale Road; with associated areas of green space.

2.2.2 Other uses in the vicinity include Wythenshawe Hospital located 0.8 km (11 minute walk) north west of the site, the Maples Medical Centre located 0.5 km (7 minute walk) south of the site and Dixons Newall Green Academy locate 0.6 km south west.



Figure 2 – Site and Surrounding Area

2.2.3 The nearest bus stop is situated approximately 195m south east of the site on Greenbrow Road providing services to and from Wythenshawe, Stockport, Stepping Hill, Altrincham and Manchester.

2.2.4 In a wider context the site lies approximately 2.4 km East of Wythenshawe town centre; 12.4 km South West of Manchester city centre and 11.6 km south west of Stockport.

3 PLANNING HISTORY

3.1.1 A planning history search has been undertaken via a desktop search of Manchester City Council's online public access page. A summary of the most relevant applications is provided in table 1.

Table 1 - Planning History

Reference no.	Proposal	Decision and Date
059885/FO/SOUTH2/00	Erection of a single storey 12no. bed nursing home, with 12 parking spaces, for patients with enduring mental health needs, following the closure of part of Withington Hospital	Approved, Nov 2000
030755	City council development: New stair tower to gable of existing 3-storey 18 unit flat block	Approved, March 1988

4 PRE-APPLICATION

4.1 PRE-APPLICATION WITH MANCHESTER CITY COUNCIL

4.1.1 Pre-application advice was sought on behalf of AFG on 1 March 2024. As Manchester City Council do not operate a formal Pre-Application service a request for pre-application advice was issued by JLL and comprises a proposed drawing pack with an accompanying cover letter setting out the proposal.

4.1.2 The Council's case officer responded via email on 18th April 2024. Within the response the Case Officer highlighted that '*the siting of Phase 1 would need to reflect the established building line on the southern side of Wastdale Road.'*

4.1.3 The Case officer added to this stating '*Phase 2 is more of a concern given its proximity to no. 55 Caithness Close and the potential implication of Biodiversity Net Gain given the established landscaping on this part of the site.'*

4.1.4 The response sets out that due to the proposed loss of 4 parking spaces, a parking need assessment should be included in the planning statement.

4.1.5 The response concludes with the Case Officer setting out that, in their view, the Council would be able to support the proposal subject to the above points being considered.

4.1.6 The Case Officer set out that the application should be supported by the following reports:

- Design and Access Statement / Planning Statement (including parking need)
- Waste Management Strategy
- Environmental Standards Statement
- Tree Survey
- Biodiversity Net Gain Documentation

4.1.7 The applicant also engaged with local councillors and a meeting was held with Cllr Tracey Rawlins and neighbourhood officer Mark Youlden. The meeting was positive with support raised by the officer. Discussions included recognition of the importance of bed spaces within the local area and an understanding of car park activity along Wastdale Road. It was agreed that the AFG hospital's car park is underused and access to the site has been impacted in the past by commuter parking to Wythenshawe hospital. The proposals were well received during the meeting.

4.1.8 Following pre-application consultation, the design required amendments following identification of a public sewer within the site frontage. The scheme layout was therefore amended with a full relocation of the extension to the east of the site. Information was shared with the Council's planning and neighbourhood officer and local councillors. At the time of submission, no comments have been received regarding the revised proposals.

5 PROPOSED DEVELOPMENT

5.1 PROPOSAL

5.1.1 This Planning Statement is submitted in support of a planning application comprising the following:

'Full planning permission for the extension to Independent Hospital (Use Class C2) and associated works at Millbrook Independent Hospital, Wastdale Road, Wythenshawe, M23 2RX'



Figure 3 - Location Plan

Background to Alternative Futures Group

5.1.2 Alternative Futures Group (AFG) is a significant not-for-profit Health and Social Care charity, with sites located across the country. In the north west, the charity operates six small mental health independent hospital services across Greater Manchester, Cheshire and Merseyside.

5.1.3 These facilities are referred to as Independent Hospitals and provide active rehabilitation within a therapeutic hospital environment for adults in the heart of local communities. Residents are allocated to AFG's hospitals following a period within an NHS hospital and provides them with the services to relearn basic skills which would transition to a degree of independency.

5.1.4 These facilities fall under Use Class C2.

5.1.5 AFG have been located at Milbrook Independent Hospital for 19 years and are the only operator of the site. Millbrook Independent Hospital currently offers 12 bed spaces. AFG is seeking to expand its facility at Millbrook to provide much needed extra bedsits to serve the demand for such facilities in the locality for vulnerable adults.

5.1.6 Providing additional spaces within Millbrook ensures that NHS hospital patients can be allocated a bed with AFG within their local community, rather than out of area. There is a continued need for additional bedsits to relieve NHS hospital spaces and allow people in need of step-down care in a controlled environment to recover and learn to become independent as already offered by AFG.

5.1.7 Providing an extension on an existing site ensures qualified and experienced staff can continue to support new residents within the proposed extension.

Proposed Development

5.1.8 Currently, the hospital can accommodate 12 individuals at any one time. The expansion will allow a total of 19 individuals to be fully supported in live-in accommodation providing a much-needed bespoke pathway to recovery.

5.1.9 The bedsits provide a 'step down' opportunity and include kitchenettes allowing residents to experience a new level of independence to learn or relearn basic skills, whilst still having the support of the nurses and staff at the AFG facility. Bedsits represent an important part of the resident's pathway to independence.

5.1.10 There is also an appropriate amount of garden areas, communal space, including kitchen/cafeteria areas, laundry, activity rooms, lounges, meeting rooms and female-only spaces.

5.1.11 This is detailed further in the accompanying plans which set out the existing layout as well as the proposed layout.

5.1.12 This planning statement is submitted in support of a full planning application comprising the following:

- Erection of an extension block to the existing independent hospital, comprising 7no. additional bedsits (Use Class C2) (214.6 sqm floor space).
- Associated landscaping and car park

5.2 Site Layout

External Layout

5.2.1 The layout has been designed to make effective use of the site, whilst not impacting or restricting the rest of the development. It has also been designed to optimise the soft landscaping that surrounds the development.

5.2.2 Whilst reviewing the existing site, it was established that a large public sewer crossed the site, parallel to Wastdale Road. Therefore, development at the front of the site is not possible when considering the required 5m easement to either side of the sewer.

5.2.3 The land at the western boundary of the site, adjacent to Johannesburg Gardens, is also limited due to the narrowness of this area and extent of existing hedgerow.

5.2.4 Consequently, the area to the east of building and adjacent to the existing car park is the most suitable land for an extension to the existing building.

5.2.5 A linear design has been implemented, running from north to south and connects to the south east wing of the building. It has been situated in one corner of the site to ensure the rear garden can be largely retained.

5.2.6 The linear arrangement allows the existing facility to maintain layout and window positions.

5.2.7 An additional proposed corridor connects to the end of an existing corridor to maintain the existing main entrance and circulation routes. This will be the main access into the extension.

Internal Layout

5.2.8 Internally, the 7no. bedsits are divided by the proposed additional corridor into 4no. bedsits to the north of the extension and 3no. to the south of the extension.

5.2.9 The bedsits to the south of the extension have views and access directly onto the rear garden.

5.2.10 The bedsits to the north of the extension will be facing onto newly landscaped areas.

5.2.11 The internal layouts of the bedsits are designed to match the existing bedsits providing an open space with sleeping provision and kitchenettes and a separate shower room. Windows have been carefully positioned to maximise natural light for the benefit of individuals staying in the new rooms.

5.3 Design

5.3.1 The proposed design is an extension from the existing eastern elevation of the hospital, as seen on Figure 4 below (drawing ref: SL_ P23045 _DWG_ C _ PR01).

5.3.2 The proposed extension is single storey to match the existing. Despite a change in level over the site, it is proposed at the same height as the existing to ensure that a continuation of the eaves and roof ridge line is possible. This also ensures that there is level access from the existing building into the proposed extension.

5.3.3 The proposed units have been designed to ensure that they are in keeping with the existing building and also with other residential dwellings in the wider surrounding area.

5.3.4 The building materials and finishes are considered to be appropriate for the lifetime of the development.

5.3.5 The proposed external materials and finishes are as follows:

- Red Brick;
- Clay Roof Tiles;
- uPVC Windows;
- uPVC Doors.

5.3.6 The surrounding residential units predominantly feature red brick and / or clay tiled roofs. Therefore, the proposed extension fits well into its surroundings.

5.3.7 Due to the change in levels discussed previously, external landscaping is proposed between the extension and rear garden, which will also match the existing site features and improve the residents access to the outdoor spaces.

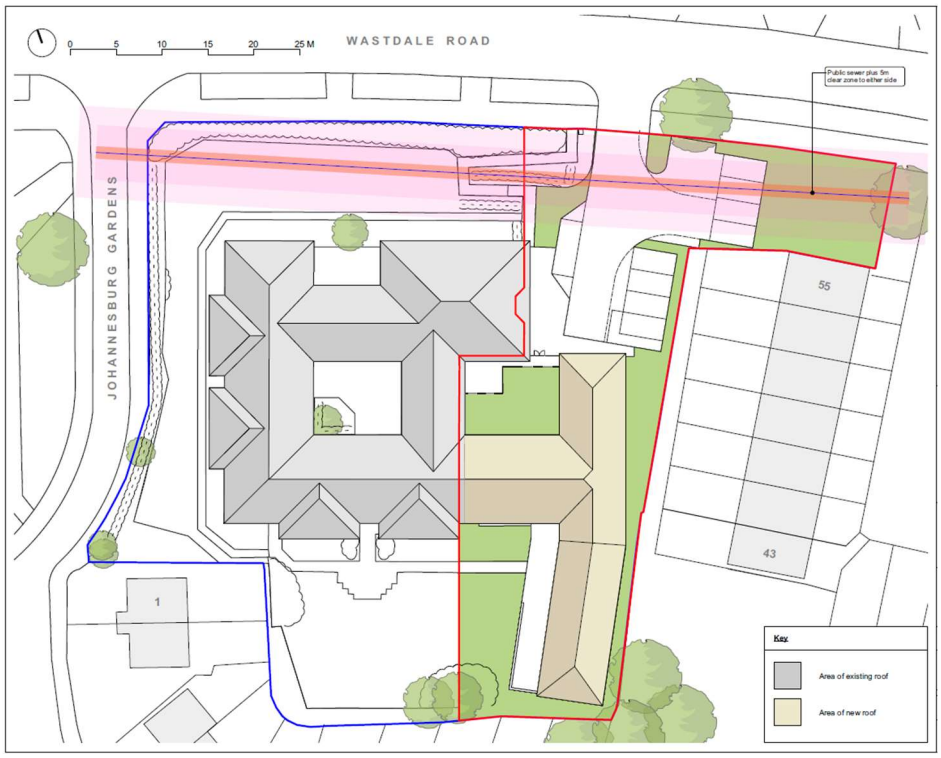


Figure 4 - Proposed Site Plan

Inclusive Design

5.3.8 The following inclusive design features are included as part of the proposed development:

- All paths will be suitable for wheelchair users;
- All doors will be designed with level access thresholds;
- 2no. disabled parking spaces will be retained;
- The whole site will be single storey with levelled access to unit entrances;

- Accessible toilet facilities are included.

5.4 Access

Vehicle Access

5.4.1 Access to the proposed development will be retained in the same location as the existing formal access point along Wastdale Road.

5.4.2 Changes to the parking arrangements are proposed. There are 11no. existing spaces.

5.4.3 It is proposed that 3no. existing spaces will be removed to accommodate the proposed extension block. Additionally, 4no. existing spaces, adjacent to the car park entrance, are to be repositioned to the north east corner of the site, in order to improve the maneuvering space for vehicles.

5.4.4 A total of 8no. spaces including 1no. accessible space, and a drop off area are proposed, which is in line with the existing facility's requirement for parking provision.

Cyclist and Pedestrian Access

5.4.5 There is an existing footpath provided on one side of Wastdale Road which will be retained. Direct access into the development for pedestrians and cyclists will also be provided from Wastdale Road.

5.4.6 External access to the extension is provided from the rear garden. All paths will be suitable for wheelchair users and all doors will have level access thresholds.

5.5 Landscaping

Soft Landscaping

5.5.1 A proposed Soft Landscaping Specification (ref: UG_2548_LAN_SL_DRW_301) has been prepared by Urban Green and is shown in figure 5 below.

5.5.2 The landscaping strategy for the development achieves a 10% biodiversity net gain in addition to aiding the site drainage strategy.

5.5.3 Existing trees, modified grassland, and ornamental shrubs are retained to a maximum extent.

5.5.4 The site location requires the removal of 1no. tree as identified on landscaping plan (dwg ref: UG_2548_LAN_SL_DRW_301). This has been mitigated by a tree removal replacement of 1:3 as informed by the Arboricultural Impact Survey which accompanies this application.

5.5.5 Enhancements made to onsite soft landscaping therefore achieve 11no. additional proposed trees which will be planted a minimum of 2m from any hardstanding and a minimum of 5m apart across the site.

5.5.6 The onsite soft landscaping will also be enhanced by the introduction of proposed enhanced modified grassland to amenity spaces.

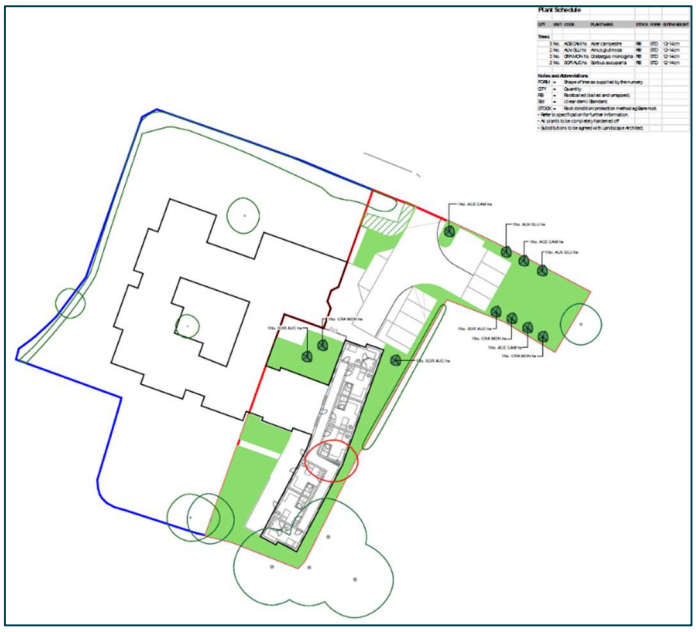


Figure 5 - Soft Landscaping Specification

Hard Landscaping

5.5.7 A proposed General Arrangements Plan (ref: UG_2548_LAN_GA_DRW_101) has been prepared by Urban Green and is shown in figure 6 below.

5.5.8 The existing paving to onsite paths has been retained.

5.5.9 Areas of precast concrete block paving will be added around the proposed extension to provide onsite paths for residents to access the extension from the external doors.

5.5.10 The proposed paving will match the existing paving.



Figure 6: Landscape General Arrangement Plan

5.6 SUSTAINABILITY

5.6.1 Consideration has also been given within the overall design strategy to incorporate sustainable design principles where possible.

5.6.2 Policy EN6, of the Manchester Core Strategy, requires applications for residential development of 10 or more units and all other development over 1,000 sq m to submit an energy statement. Appendix A of the Manchester Core Strategy also sets out the explanatory notes for Policy EN6. This states that *'Policy Approach EN6 requires an energy statement to be submitted at the outset of any proposed development (outline application or before), where the development is bigger than 10 residential units or 1,000sq m of floorspace.'*

5.6.3 As the proposed development seeks an additional 7no. bedsits and extends to 214.6 sq m floorspace it is therefore considered the proposal is under the threshold to require an energy statement to be submitted.

5.6.4 Notwithstanding this, the proposal will deliver an efficient and sustainable building in line with building regulations.

6 PLANNING POLICY CONTEXT

6.1.1 When determining any planning application, the relevant planning authorities are under a statutory obligation as imposed by Section 54A of the Town and Country Planning Act, repeated in section 38(6) of the Planning and Compulsory Purchase Act 2004, to make their determination in accordance with the Development Plan, unless material considerations indicate otherwise. The Levelling Up and Regeneration Act 2023 amended section 38 of the Planning and Compulsory Purchase Act to add that regard must be given to the National Development Management Policies (NDMPs) and that where there is a conflict between development plan policies and NDMPs, '*the conflict must be resolved in favour of the national development management policy*'. As yet, NDMPs have not been published for consultation and have not been adopted.

6.1.2 The principal Development Plan documents against which planning applications for development in Manchester are considered, currently comprise the following:

- Manchester Core Strategy, adopted July 2012
- The Addendum to the Manchester Core Strategy, adopted March 2024
- Places for Everyone Joint Development Plan, adopted March 2024

6.1.3 Other material considerations will include the National Planning Policy Framework (NPPF) issued by central government, emerging local policies, and guidance.

6.2 LOCAL PLANNING POLICY

Manchester Core Strategy (adopted 2012)

6.2.1 The site is not allocated for a specific use within the Manchester Local Plan Policies Map, but is located with the area policy designation 'Wythenshawe (EC10, H7)' i.e. promoting economic development and housing. An extract of the site designation can be seen below in figure 6:

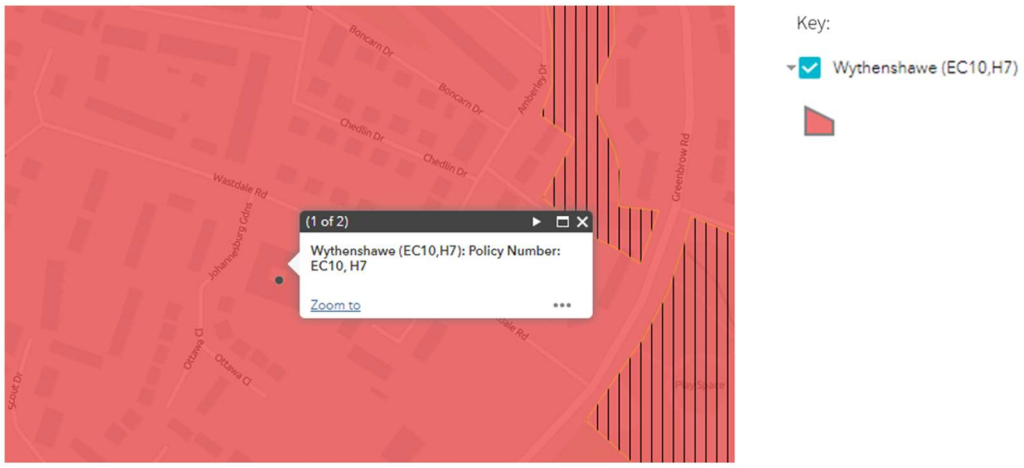


Figure 7: Policies Map Extract

6.2.2 Policy SP1 sets out the Council's spatial principles which guide strategic development within the Manchester City Council boundary. Beyond the Regional Centre, '*the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas. The City is covered by regeneration areas and the council strongly encourage all development to have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.'*

6.2.3 Policy SP1 sets out that '*development in all parts of the city should make a positive contribution by:*

- *creating well designed places that enhance or create character*
- *making a positive contribution to the health, safety, and wellbeing of residents*
- *considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income*
- *protect and enhance the built and natural environment.'*

6.2.4 The site is located within the Wythenshawe area Policy H7 which *expects that 'Wythenshawe will accommodate around 3% of new residential development over the lifetime of the Core Strategy. New high quality, high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.'*

6.2.5 Similarly, the site is located within the Wythenshawe area Policy EC10 which expects '*Wythenshawe to provide 55ha of employment land with the majority of economic development to be focused on:*

1. *Manchester Airport and specifically Manchester Airport Strategic Site and Airport City Strategic Employment Location are suitable for aviation related development and a mix of economic development uses including offices, high technology industries, logistics, warehousing and airport hotels.*
2. *University Hospital South Manchester suitable for growth related to the healthcare and biosciences and ancillary offices.*
3. *Existing employment sites.*
4. *The district centres of Wythenshawe, Northenden and the proposed centre at Baguley will all be suitable for mixed use local employment provision serving their catchment area.'*

6.2.6 Policy EC12 sets out development related to the University Hospital South Manchester, Strategic Employment Location. '*University Hospital South Manchester has plans to expand its operation, emphasising its role in key health care areas, bio-science and pharmaceuticals. Hospital expansion will include a mix of education and conference facilities, clinical trial labs, fitness/well being centre, an innovation centre, incubator units, a hotel and ancillary offices. Any development will be expected to:*

- *Support continued growth and development of the hospital.*
- *Assist the continued regeneration of Wythenshawe through enabling access to the facilities and employment opportunities created.*
- *Take advantage of the proposed extension of Metrolink and its proximity to the hospital site.*
- *Address road access to the site and any conflict between road users.*

Any development proposal would be expected to be set within the context of a comprehensive scheme for the whole site.'

6.2.7 Policy EN 1 Design Principles and Strategic Character Areas: '*All development in Manchester is expected to follow the seven principles of urban design, as identified in national planning guidance, and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.'*
(10) Regarding the Wider Wythenshawe Character Area, '*Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces and low-rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital, and District Centres. The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.'*

6.2.8 Policy T1 Sustainable Transport aims to deliver a sustainable, high-quality integrated transport system that encourages a shift from car travel to public transport, cycling, and walking. This approach supports residents and businesses while preparing for carbon-free transport modes. The policy supports improving alternatives to cars including low-emission transport, promoting economic growth by reducing congestion, enhancing accessibility for disabled individuals, upgrading pedestrian and cycling infrastructure, and expanding public transport. The strategy prioritises road users in a hierarchy that places pedestrians and disabled people first, followed by cyclists and public transport, then commercial access and finally general traffic.

6.2.9 Policy EN 14 Flood Risk employs a sequential approach to direct development away from high-risk flood areas, considering all flood sources identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). The policy emphasises minimising surface water run-off through Sustainable Drainage Systems and Green Infrastructure, with specific requirements for Critical Drainage Areas. Areas of rivers which are culverted or 'hidden' require investigation and consideration in development proposals and their opening up where feasible is encouraged to reduce flood risk and enhance biodiversity.

6.2.10 Policy EN8 Adaptation to Climate Change expects all new development to be adaptable to climate change in terms of design, layout, siting, and function. Developers should have regard to minimising flood risk; reduce urban heat island effects through the use of Green Infrastructure; control overheating of buildings through passive design; and provide linked and diverse green spaces. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

6.2.11 Policy EN 14 Flood Risk, *development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.*

6.2.12 Policy EN15 Biodiversity and Geological Conservation, *seeks to maintain or enhance sites of biodiversity and geological value throughout the City. Developments are expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.*

6.2.13 Policy EN 18 Contaminated Land and Ground Stability sets out that '*the council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment All new development within former mining areas must undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.'*

6.3 Supplementary Planning Documents

Design Guide SPD (January 2008)

6.3.1 The MCC design guide provides an overview of the design principles and sets out the expectations the Council will have when considering planning applications and carrying out its duty as a Local Planning Authority.

6.3.2 The design guide outlines key design principles for new development in Manchester, organised around 7 characteristics of successful urban design. These include creating a sense of place with its own identity, clearly distinguishing public, and private spaces, making places legible and easy to navigate, ensuring ease of movement, creating high quality public spaces, providing variety and choice, and designing for adaptability.

6.3.3 The design guide emphasises that new development should respect and enhance the existing character and context of different areas of Manchester. Buildings should relate well to each other and the street, with appropriate scale, massing, and architectural detailing. The design and layout of streets and public spaces is given significant attention, with guidance on creating safe, accessible environments that prioritise pedestrians. There is also focus on ensuring active street frontages and a mix of uses to create vibrant places.

6.3.4 Environmental sustainability is also highlighted as an important consideration, with guidance on energy efficiency, renewable energy use, and sustainable construction practices.

6.4 National Planning Policy

National planning policy framework (2023)

6.4.1 The National Planning Policy Framework was revised on 19 December 2023 and sets out the Government's planning policies for England and how these are expected to be applied. This revised framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019 and July 2021.

6.4.2 The NPPF confirms the purpose of planning is to help achieve sustainable development. Policies in the NPPF of particular relevance to this application are considered to be as follows:

6.4.3 Chapter 2, Paragraph 11: is clear that in decision making,

- Development proposals are approved with an up-to-date development plan without delay;
- Where there are no relevant development plans or the policies which are most important are out of date, permission should be granted unless:

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

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

6.4.4 Chapter 2, Paragraph 12: states that '*The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed*'.

6.4.5 *Chapter 5, Paragraph 60: To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without*

unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community. [our emphasis]

6.4.6 *Chapter 5, Paragraph 63: Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes. [our emphasis]*

6.4.7 *Chapter 5, Paragraph 66: Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development: a) provides solely for Build to Rent homes; b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); c) is proposed to be developed by people who wish to build or commission their own homes; or d) is exclusively for affordable housing, a community-led development exception site or a rural exception site.' [our emphasis]*

6.4.8 *Chapter 5, Paragraph 70: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing;

c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

6.4.9 *Chapter 6, Paragraph 85: Planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*

6.4.10 *Chapter 12, Paragraph 135: Planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; 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 landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

6.4.11 *Chapter 15, Paragraph 189: Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.*

6.4.12 *Chapter 15, Paragraph 180: Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*

6.4.13 *Chapter 9, Paragraph 108: Transport issues should be considered from the earliest stages of plan-making and development proposals so that: (c) opportunities to promote walking, cycling and public transport use are identified and pursued.*

7 PLANNING CONSIDERATIONS

7.1 ASSESSMENT

7.1.1 When determining any planning application, the relevant planning authorities are under a statutory obligation as imposed by Section 54A of the Town and Country Planning Act, repeated in section 38(6) of the Planning and Compulsory Purchase Act 2004, to make their determination in accordance with the Development Plan, unless material considerations indicate otherwise. The Levelling Up and Regeneration Act 2023 amended section 38 of the Planning and Compulsory Purchase Act to add that regard must be given to the National Development Management Policies (NDMPs) and that where there is a conflict between development plan policies and NDMPs, 'the conflict must be resolved in favour of the national development management policy'. As yet, NDMPs have not been published for consultation and have not been adopted.

7.1.2 Manchester City Council local planning policy comprises:

- Manchester Core Strategy, adopted July 2012
- The Addendum to the Manchester Core Strategy, adopted March 2024
- Places for Everyone Joint Development Plan, adopted March 2024

7.1.3 JLL has undertaken a detailed review of relevant national and local planning policies and identified the following material considerations in relation to the proposed development.

7.2 PRINCIPLE OF DEVELOPMENT

7.2.1 The National Planning Policy Framework 2023 (NPPF) establishes the need for the planning system to achieve sustainable development and it breaks down sustainable development in to three key areas which are economic, social, and environmental dimensions (paragraphs 7 and 8). The NPPF also sets out a presumption in favour of sustainable development (paragraph 11).

7.2.2 The site is not allocated for a specific use in the Manchester Local Plan (2012) but is located within the area policy 'Wythenshawe: H7, EC10', which supports new high quality residential development and employment land including upon small infill sites.

7.2.3 Policy SP1 sets out the Council's spatial principles which guides strategic development within the Manchester City Council boundary and places emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs.

7.2.4 The proposed development does not seek major redevelopment, but rather a modest extension and improvement to the existing site, to provide much needed extra bedsits to serve the demand for such facilities in the locality. An extension to the existing site would deliver an 'infill' therefore an efficient use of land within an urban area on an existing operational site. The site is also accessible and well connected to local services and amenities which would benefit the recovery of residents.

7.2.5 The extension of the site will make a positive contribution to the local community, providing housing needs in the area and specifically the housing needs of residents who require rehabilitation including dependent and step-down accommodation. Residents of the proposed development require care and support following a period of time in hospital and enables them to continue to on go their recovery and treatment.

7.2.6 The scheme will also continue to support jobs for local residents and will follow sustainable construction methods and provide in excess of10% biodiversity net gain. Therefore, the proposal supports Policy SP1 and H7 to provide high quality, diverse housing beyond the regional centre, upon small infill sites, that meets local needs; and NPPF Chapter 5, Paragraph 60 and 63 to provide housing for the needs of groups with specific requirements, including groups in need of housing-with-care;.

7.2.7 The proposed development is an extension of the existing residential use onsite and therefore the precedence for Use Class C2 (Residential Institutions) on site has been set; it is compatible with the surrounding uses and is considered acceptable in principle.

7.3 Design

7.3.1 The design, appearance, and functionality of the proposed extension has been carefully considered by Studio Lime Architects in consultation with AFG and relevant national and local design-led policy guidance.

7.3.2 A Design and Access Statement (DAS) has been prepared by Studio Lime to support the planning application. Within the DAS, the architect sets out that the design has evolved to address issues of physical constraints, scale, location, and creating visual interest where appropriate in line with relevant planning policies.

7.3.3 The extension is located in the south east corner of the site. Due to the onsite constraints, previously set out in Section 4 of this planning statement, the northern portion of the site is unsuitable due to the established public sewer and the western portion is unsuitable due to the narrow shape.

7.3.4 Therefore, the south east portion of the site is deemed as the most appropriate location on site to accommodate the extension. This location also ensures the rear garden can be largely retained for residents' amenity space.

7.3.5 The design has also factored in recommendations that have been set out in the Crime Impact Statement, submitted as part of this application, and the development will follow the principles of Secured by Design.

7.3.6 The proposed development comprises the erection of a single storey extension block comprising 7no. bedsits that integrates well with the surrounding area. The layout has been designed to make effective use of the site, while optimising the landscaping that surrounds the development.

7.3.7 The layout is also designed to avoid overlooking into the neighbouring residential properties as a result of the strong screening of existing boundary fence to the eastern and southern boundaries and established hedge to the eastern boundary.

7.3.8 It is therefore considered that the application accords with Policy EN1 (10) which requires the design and setting of developments to be in keeping with the wider Wythenshawe character area, retaining the principal area features of low-rise suburban character within soft landscape; and NPPF Chapter 12, Paragraph 135 as a well-functioning and well-designed development that will add to the overall quality of the area.

7.3.9 The architectural language of the extension is in keeping with the existing building and the wider surrounding residential area and incorporates design features widely used within the area. The specification of building materials and finishes are appropriate for the lifetime of the development, again complying with Policy EN1 (10).

7.4 HIGHWAYS AND PARKING

7.4.1 The site is located south of Wastdale Road and obtains excellent transport and pedestrian connections.

7.4.2 The closest bus stop is situated approximately 195m South East of the site on Greenbrow Road providing services to and from Wythenshawe, Stockport, Stepping Hill, Altrincham and Manchester. The closest railway station to the site is Heald Green Train Station which is 4.3km from the site. Wythenshawe Hospital Tram Stop (A) and Martinscroft Tram Stops are both located 1.1km west and north, respectively, from the site.

7.4.3 The proposed development intends to reduce the number of onsite parking spaces from 13no. existing spaces (including 2 accessible spaces) to 8no. proposed spaces (including 1no. accessible spaces).

7.4.4 Currently, the existing development utilises a maximum of 3no. existing parking spaces one day per week. This comprises:

- 1 x Staff car
- 1 x Contractor vehicle
- 1 x Doctor's car who attends for 4 hours, one day per week.

7.4.5 Ordinarily, the on-site car park is empty as residents do not have vehicular access and *the majority* of staff commute to work via foot or public transport, in shift work patterns.

7.4.6 The proposed development is expected to create a maximum of 2no. additional employees (one during the day shift; and one during the night shift) and is not expected to create an increase in vehicular movements as the business has a commitment to employ local residents only. Notwithstanding this, the car park would continue to be under used and sufficient parking spaces is provided.

7.4.7 As a result, the loss of 3no. parking spaces is justified as a result of the extreme low levels of current usage, resulting in overprovision of spaces.

7.4.8 Therefore, it is considered that the proposed development in in accordance with Policy T1 Sustainable Transport and Chapter 9, Paragraph 108 by providing adequate parking provision while encouraging the use of sustainable transport including public transport.

7.5 Drainage Strategy

7.5.1 The site falls within Flood Zone 1 and is less than a hectare in size, meaning it does not require a flood risk assessment.

7.5.2 A Drainage Strategy and Drainage Layout have been prepared by Adept to support this planning application.

7.5.3 A survey conducted by N D Oliver shows that a 1350 mm diameter adopted combined sewer runs northwest across the site, parallel to the site boundary.

7.5.4 It is proposed that foul water flows will be drained via gravity to the existing private combined network within the site, which in turn discharges via gravity to the 1350 mm dia. public combined sewer running parallel to the northern site boundary.

7.5.5 In terms of surface water, the use of infiltration-based SUDS has been considered but is deemed unfeasible due to site space constraints. There are no suitable watercourses within the vicinity of the site to drain to. It is therefore recommended to discharge surface water to the existing combined network which runs through the site.

7.5.6 The proposal is therefore considered to be wholly compliant with Policy EN14 and national planning policy.

7.6 Contaminated Land

7.6.1 A Phase 1 Desktop Study has been undertaken by Arc Environmental to support the planning application.

7.6.2 The Desk Study sets out that the site can be considered as:

- located within a low geotechnical risk setting for the intended development outlined.
- located within a low ground contamination risk setting for Human Health.
- located within a negligible to low ground contamination risk setting for controlled waters.

7.6.3 The conclusions contained within the desk report have been based on a review of geological plans, historical plans and available environmental data relating to the site and nearby adjacent land and forms the basis of a preliminary risk assessment. A geotechnical investigation is recommended to inform foundation design.

7.6.4 It is therefore considered the proposal complies with Policy EN 18 and NPPF Chapter 15, Paragraph 189 as the site is deemed suitable for its proposed use taking account of ground conditions.

7.7 Ecology & Biodiversity Net Gain

7.7.1 A Preliminary Ecological Assessment has been prepared by Urban Green to support the planning application.

7.7.2 The Assessment sets out that the site comprises habitats that are widespread throughout the local area; however, do contain value for wildlife with the hedgerow and urban tree providing the most potential.

7.7.3 Hedgehogs are considered to potentially be present on site. As a result, checks will be undertaken prior to any necessary hedgerow removal.

7.7.4 Badgers have been noted in the local area, however, are considered to be tolerant to anthropogenic disturbance. Therefore, precautionary working methods will be adhered to during construction phase.

7.7.5 The assessment confirms that the site obtains negligible value for foraging and commuting bats. Similarly, great crested newts have been deemed unlikely to be present on site.

7.7.6 The assessment concludes that no further surveys are required for development to commence.

7.7.7 An Arboricultural Impact Assessment (AIA) of the site's trees has also been produced by Urban Green (Ref: UG_2548_ARB_AIA_00_FINAL).

7.7.8 A loss of one tree is proposed. Replacement tree planting at a 1:3 ratio will be implemented to compensate for loss of the single tree. In total the proposal will introduce a net gain of 10no. trees as part of the landscape scheme and to achieve a BNG of 31.6%. Therefore, the proposal complies with Policy EN15 which expects developments to enhance and create new biodiversity onsite; and NPPF Chapter 15, Paragraph 180 to protect and enhance the site landscape and provide a net gain for biodiversity.

7.7.9 The AIA states that the retained trees will be protected through the use of temporary protective demarcation fencing to protect trees and shrubs. The fencing will extend outside the canopy of the retained trees and will remain in position until all plots have been developed to ensure protection is provided throughout the construction phase. The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

7.7.10 The proposed planting comprises native species and species known to be of value for the attraction of wildlife including fruiting and flowering species. Any hedgerow and/or tree removal will be undertaken outside of the breeding bird season.

7.7.11 Overall, a high quality landscape scheme has been proposed including a net gain in the number of trees on the site, thus complying with policies SP1, EN1, EN8 and EN15.

7.7.12 The BNG demonstrates the proposed development achieves a 31.6% biodiversity net gain and therefore satisfies the trading rules for BNG thus complying with the mandatory BNG requirements which came into force in February 2024

7.8 Conclusion

7.8.1 Therefore, it is considered that the proposal complies with the polices of the development plan and NPPF, achieving sustainable development, including a biodiversity net gain of 31.6%, and providing an important need for specialist residential accommodation to support the local community.

8 CONCLUSION

8.1.1 Alternative Futures Group is an established operator and has provided an important care offer at the Millbrook site for 19 years. The proposal would allow AFG to continue to offer residents much needed accommodation in response to increasing demand.

8.1.2 This Planning Statement is submitted in support of a planning application comprising the following:

> *'Full planning permission for the extension to Independent Hospital (Use Class C2) and associated works at Millbrook Independent Hospital, Wastdale Road, Wythenshawe, M23 2RX'*

8.1.3 There is a continued need for additional bedsits to relieve NHS hospital spaces and allow people in need of step down care in a controlled environment to recover and learn to become independent as already offered by AFG. Providing an extension on an existing sites ensures qualified and experienced staff can continue to support new residents within the proposed extension.

8.1.4 The proposed development comprises the erection of a single storey extension block for 7no. highly sustainable, high-quality bedsit units that integrate well with the surrounding area. The proposal will create additional housing for vulnerable adults and is therefore compliant with Policy SP1 and H7 to provide high quality, diverse housing beyond the regional centre, upon small infill sites; and NPPF Chapter 5, Paragraph 60 and 63 to provide housing for the needs of groups with specific requirements, including those in need of housing-with-care.

8.1.5 The layout has been designed to make effective use of the site, while ensuring it does not harm the amenity of neighbouring residents. It is therefore considered to accord with Policy EN1 (10) and the wider Wythenshawe Character Area, to retain the low-rise suburban character. The scheme is also considered to comply with NPPF Paragraph 135 as well-designed development to add to the overall quality of the area and its functions.

8.1.6 The proposal is located within an accessible location and encourages sustainable modes of transport, whilst providing sufficient car park spaces. The scheme is therefore considered in accordance with Policy T1 and NPPF Chapter 9, Paragraph 108.

8.1.7 A high quality landscaping scheme which delivers a BNG of 31.6%, i.e. in excess of the statutory 10% requirement, has been proposed including a net gain of 10no. trees on site and is therefore considered compliant with Policy EN 15 and NPPF Paragraph 180.

8.1.8 Overall, the proposal delivers an important specialist residential offer, use class C2, achieving sustainable development; it is therefore considered that the application accords with Local and National Policy.

8.1.9 We trust that the information submitted is sufficient to consider the proposal, which we consider to be acceptable in the location and in accordance with adopted planning policies and the NPPF. The applicant therefore requests that full planning permission is granted.

We can support you with expert advice that reflects your business needs and priorities

Joanna Gabrilatsou
Director
+44 7970 275826
Joanna.Gabrilatsou@jll.com

Amy Murphy
Graduate
+44 7707 266971
Amy.Murphy@jll.com

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