Supporting Planning Statement

Full Planning Application
Land at Mount Road, Gorton, Manchester

On behalf of the Greater Manchester Youth Federation and Kellen Homes

December 2023

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Prepared By: George Baines (Planner)

Reviewed By: Alice Routledge (Partner)

Asteer Planning LLP, Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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1 INTRODUCTION

1.1 This Supporting Planning Statement ('SPS') has been prepared by Asteer Planning LLP ('Asteer Planning') on behalf of the Applicant; Kellen Homes and the Greater Manchester Youth Federation ('GMYF' or 'the Charity') (formerly known as The Boys' and Girls' Club of Greater Manchester) (the 'Applicant'); in support of a full planning application relating to Land at Mount Road, Gorton ('the Site').

1.2 The description of development is as follows:

"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36no. apartments for young person's accommodation (Use Class C3) and 267no. dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road".

1.3 This document provides a detailed description of the Site and development proposals and the relevant planning considerations. It considers the proposals in light of national and local planning policy, in addition to the key benefits of the scheme.

1.4 The proposed development is described fully in the Design and Access Statement prepared by Gillespies and presented on the submitted application drawings prepared by Kellen Homes and Gillespies.

1.5 The application proposals have been developed in consultation with Manchester City Council ('MCC') Officers and other key stakeholders, including MCR Active. An extensive community consultation exercise has been undertaken by Counter Context on behalf of the Applicant and the community consultation process is described fully in the Statement of Community Involvement ('SCI') prepared by Counter Context and summarised in Section 5 of this SPS.

Background

1.6 The Site is owned by GMYF. GMYF is a registered Charity, whose origin dates back to the mid 1800's.

1.7 As detailed in Section 2 of this SPS, GMYF has been operating in an extremely challenging environment owing to a long period of sustained funding cuts and the impacts of the

Covid-19 pandemic. Following a strategic review, the Charity is undertaking a rationalisation of redundant land that it owns to enable reinvestment in several critical areas of the Charity, including: safeguarding; activities and trips; governance; and a new team of youth workers; to ensure that the 125 year old charity is able to support its affiliated clubs, volunteers and young people across Greater Manchester for many years to come.

1.8 In view of the above, GMYF has selected Kellen Homes as the preferred development partner for the Site and the receipt from the sale of the land will be reinvested into the Charity to deliver on its charitable objectives, which aim to create opportunities for as many young people as possible in Greater Manchester.

1.9 The proposals described in this SPS will see the vacant and disused Site, redeveloped to deliver football pitches, netball and basketball court, a cricket strip, and a youth, community and sports building to be operated by GMYF; independent living apartments to be operated by Centrepoint and high quality new family homes, including affordable homes. Further information about the proposals is provided in Section 7 of this SPS.

Environmental Impact Assessment ("EIA")

1.10 An EIA Screening Report prepared by Asteer Planning has been submitted simultaneously with this planning application. As required by the EIA Regulations, the request for a Screening Opinion is accompanied by a plan sufficient to identify the land, a description of the proposed development (including any relevant demolition works), a description of the aspects of the environment likely to be significantly affected by the development and a description of any likely significant effects of the proposed development on the environment.

1.11 The proposed development is not considered to be a Schedule 1 development for which an EIA is mandatory. The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project as it exceeds the relevant thresholds of more than 150 dwellings and the site area is over 5ha. The Site is not located within a sensitive area as defined by the EIA Regulations but is above the screening thresholds and is therefore classed as Schedule 2 development.

1.12 A screening assessment has therefore been prepared to determine whether the proposed development would be likely to result in significant environmental effects and thus trigger the need for EIA.

1.13 In summary, the proposed development does not exceed the EIA Screening Thresholds as detailed within the EIA Screening Report. The EIA Screening Report has assessed the Site with regard to environmental sensitivities associated with the surrounding area with the aim of determining whether there would be significant environmental effects as a result of the proposed development. The screening request concludes that there would not be any significant environmental effects and therefore an EIA of the proposals would not be required.

Supporting Information

1.14 This application is accompanied by a suite of supporting documents, the scope of which has been discussed with MCC Officers through pre-application discussions. The following documents are submitted in support of this planning application:

- Covering Letter, prepared by Asteer Planning;
- Application form, relevant land ownership certificates and relevant planning application fee;
- Existing and proposed drawings (drawing schedule enclosed at **Appendix 1**);
- Design and Access Statement (including completed Waste Proforma), prepared by Gillespies;
- Affordable Housing Statement, prepared by Kellen Homes;
- Air Quality Assessment, prepared by Redmore Environmental;
- Historic Desk Based Assessment, prepared by Fenix Heritage;
- Centrepoint Operational Statement, prepared by Centrepoint (enclosed at **Appendix 2**);
- Crime Impact Assessment, prepared by Greater Manchester Police;
- Ecological Assessment (including Biodiversity Net Gain Calculation and Assessment), prepared by Tyler Grange;
- Energy and Sustainability Statement, prepared by AES Sustainability Consultants Ltd;
- Environmental Standards Statement, prepared by Kellen Homes;

- Flood Risk and Drainage Strategy, prepared by Townsend Water Engineering Ltd;
- Framework Construction and Environmental Management Plan, prepared by Kellen Homes;
- Phase 1 and Phase 2 Ground Conditions Report, prepared by Brownfield Solutions;
- GMYF Operation and Management Strategy, prepared by GMYF;
- Playing Pitch Mitigation Position Note, prepared by Sports Planning Consultants;
- Supporting Planning Statement, prepared by Asteer Planning;
- Noise Impact Assessment, prepared by E3P;
- Statement of Community Involvement, prepared by Counter Context;
- Transport Assessment and Framework Travel Plan, prepared by CBO Transport; and
- Viability Assessment, prepared by Northern Land Agency.
- Waste Proforma, prepared by Kellen Homes.

2 SOCIAL CONTEXT AND SCHEME BENEFITS

2.1 The Ministry of Housing Communities and Local Government, published The English Indices of Deprivation in 2019[1]. In the United Kingdom, Manchester is in the top five local authorities which have the highest proportion of neighbourhoods in the most deprived 10% of neighbourhoods nationally. Longsight[2] , where the Site is located, is ranked within the top 10 most deprived wards within Manchester. Neighbouring Gorton and Abbey Hey, Levenshulme, Rusholme and Ardwick wards are also all within the top 20 most deprived.

2.2 Longsight has a total of 4,767 households of which only 32% are owned outright or with a mortgage or loan. The rest of the households are either in shared ownership, social rented (29%) or private rented (36%), with a very small percentage of households living rent free. This demonstrates the economic barriers to home ownership in this part of Manchester when compared to ward such as Chorlton whereby 56% of all properties are owned outright, only 10% are shared ownership or social rented and 33% are privately rented.

2.3 In terms of employment, 37% of all households have no adults in employment and a further 28% have at least one person in the household with a long term health problem or disability. There are 11,316 residents (aged 16 – 74) in Longsight, 46% of those are economically inactive.

2.4 Based on the above, it is clear that Longsight is an area struggling with social and economic deprivation, which would benefit from proposals, such as those proposed by this planning application, which will act as a catalyst for regeneration and also increase the aspirations of the local community through for example, the purchase of open market housing and participation in sporting activities.

2.5 The proposals will deliver a comprehensive package of social, environmental and economic benefits which should be afforded very significant weight in the determination of the planning application. These are listed below:

[1] English indices of deprivation 2019 - GOV.UK (www.gov.uk)
[2] Deprivation Reports | Manchester City Council

Social

GMYF's Support of Young People in Greater Manchester

2.6 The receipt from the land sale will facilitate GMYF's future investment plans so that the Charity can continue with their support of over 50 affiliated clubs across Greater Manchester, and to reach out to further clubs. Potential future investment opportunities include:

- Widen GMYF's activity network throughout Greater Manchester so that young people can experience the arts, water-based sports and interests;
- Target the improvement of GMYF facilities and activities for the Charity's young people by offering them food and a warm space; and
- A full funding package for the training of youth workers developed to degree level for new and existing team members.

2.7 Additional opportunities for young people will be created within the local community, through the delivery of a purpose built sports, youth and community building which will provide a programme of positive, focused activities and training, managed by GMYF.

Building Healthy and Active Communities

2.8 The provision of 2no football pitches, 3x3 netball/basket court and a cricket strip in a safe and accessible location will encourage young people in the community to live a healthy and active lifestyle, build relationships, further their social skills and interactions with others in accordance with Paragraph 92 of the Framework.

Meeting Manchester's Demand for Affordable Homes

2.9 The delivery of 96no. affordable homes equates to 32% of all of the homes on site. This exceeds the 20% requirement as stated within Policy H8 of the Core Strategy and is a significant benefit of the scheme and will contribute towards reducing the number of people on the waiting list in Manchester, which is currently 15,000.

Delivering Well Managed and Supported Specialist Accommodation for Young People

2.10 The proposals will provide 36no. homes, operated by Centrepoint, for young people struggling with homelessness and provide them with an opportunity to build a new life whilst being guided and supported by a specialist charity.

2.11 The facility will be managed by Centrepoint and this is documented in their Operational Management Statement.

Making a Significant Contribution the Council's Housing Requirement

2.12 The residential element of the proposals will make a significant contribution towards the Council's housing requirement by delivering 303no. new homes, comprising predominantly family housing in line with Policy H6 of MCC's Core Strategy.

Delivering New Housing and Community Facilities in a Sustainable Location

2.13 The development will be of a high quality, located within a sustainable location with access to jobs, services and facilities, both in the immediate area and across Manchester.

Economic

- Creation of over 1,200 gross temporary construction jobs during the delivery phase of the scheme.
- A total gross value added of £106m to the local economy, comprising the residential, sports and community facilities.
- £450,000 in Council Tax for MCC generated annually once the entire Site is operational.
- £3.6m retail spend across the local community of Gorton and wider Manchester.
- Securing viable funding, management and operation for sports facilities which otherwise have no viable future.

Environmental

Delivering Biodiversity Net Gain

2.14 Delivery of 10.35% Biodiversity Net Gain, through on site and off site mitigation proposals, encompassing the proposal Site and land at 'Godfrey Erman'. This is a significant benefit as the current policy requirement is for a net gain. A 30 year management plan will be secured by planning condition which will ensure the mitigation is well maintained and managed for future generations to enjoy.

Tree planting and a High Quality Landscape Framework

2.15 The scheme delivers a minimum of 2:1 tree replacement strategy, across the Site. 221 new trees are to be planted and will improve and enhance green infrastructure within a primarily urban area.

2.16 The proposed development will be set within a comprehensive and high quality landscaping strategy, encompassing a varied planting species and the creation of high quality private and public amenity spaces.

Reducing Emissions and Promoting Sustainability

2.17 Delivery of EV charging across the Site, with 1no per dwelling for those delivered by Kellen Homes, and 10no EV chargers for the sports, youth and community provision.

2.18 Incorporation of sustainable design and the reduction of carbon output through the use of high quality building materials and insultation, and the delivery of solar PV panels on both residential and community elements of the proposals.

Summary

2.19 Overall, the proposal represents sustainable development, in accordance with Paragraph 8 of the Framework, and will deliver a significant number of economic, social and environmental benefits.

3 GREATER MANCHESTER YOUTH FEDERATION

3.1 This section provides the background to GMYF, which owns the Site in its entirety and is a joint applicant.

Background

3.2 The origin of GMYF dates to the mid 1800's. The founding 'Lads' Clubs' were established in Manchester and Salford by groups of businessmen as a solution to the growth of 'Scuttling Gangs', which had come to prominence in many of the poorest communities in the area. Representing and defending particular streets, these gangs would meet on waste ground and battle one another using a variety of lethal weapons. The original clubs, some more than 500 members, were formed to provide a basic education and positive recreational opportunities in a safe and secure environment to distract young men from crime.

3.3 In order to fulfil the ambition, the founding fathers bought various parcels of land across Manchester and Salford to provide playing fields for football. As part of the requirement to use the playing fields, the young men were required to join one of the youth clubs.

3.4 Although many of the original clubs have disappeared (e.g. Adelphi Lads' Club) or are now under the ownership and control of their own charity (e.g. Salford Lads' Club), the movement continues today with the same ethos of providing a programme of positive, focused activities and training for the young people and volunteers of GMYF's affiliated clubs. As well as clubs in Manchester and Salford, they can now also be found across Greater Manchester in Trafford, Stockport, Tameside, Rochdale and Oldham.

Current Status

3.5 GMYF currently works with a wide variety of voluntary youth groups and projects throughout the most disadvantaged communities of Greater Manchester. These provide a diverse range of opportunities for young people and volunteers. The programmes aim to provide as many opportunities as possible for young people to grow and be the best that they can be, helping them to move beyond their boundaries. In simple terms, it is about getting young people off the streets, into clubs and doing something positive with their time. The mission is 'Supporting Aspiration, Creating Opportunities' and this is delivered through boxing, football, the Duke of Edinburgh ('DofE') Award Scheme, table tennis, outdoor pursuits, art, media, sound and many more activities.

3.6 The Charity owns land across Manchester and Salford, including the Site. GMYF also holds the lease of premises in Wythenshawe, Blackley and Partington.

3.7 Any use of land or other facilities owned and operated by GMYF is on a not-for-profit basis to meet the requirements of its charitable constitution. GMYF is not allowed (under its constitution) to enter into legal or other arrangements with organisations that do not share their charitable objectives. GMYF supports a variety of other clubs in Manchester in Moss Side, Collyhurst, and Chorlton, including:

- Norbrook, Wythenshawe;
- Jimmy Egan's Boxing Club, Wythenshawe;
- Whitemoss, Blackley;
- Swinton Junior FC;
- Screamin' Wheels;
- Didsbury FC; and,
- Stockport Boys and Girls.

Charity Assets and Current Investment

3.8 Land owned by the Charity is part of its restricted endowment assets. This means that it is free from restrictions that would prevent sale but that any money arising from a sale cannot be spent by the Charity without specific charity commission consent. In accordance with regulations, any funds received by the Charity from the sale of land is restricted. This means the Charity can only use the interest from the restricted money to fund activities; or alternatively they can use the restricted money to fund capital projects, (for example Jimmy Egan's boxing gym). The Charity cannot use restricted money on a day-to-day basis and therefore the Charity must always retain a high level of capital so that they can generate enough interest to fund activities.

3.9 Over the last few years, the Charity has embarked on a new strategy centred around 'Supporting Aspiration, Creating Opportunities' and the Charity's trustees identified a number of initiatives to fulfil this aim which have all required significant financial investment:

- **New premises in Partington, Trafford:** The Partington Youth Centre is a refurbishment of a 1960's purpose-built youth centre. The aim is to provide purposeful youth activities form 3pm until 10pm 5 days a week and, in the long-term, open at the weekends. During the daytime the premises will be open for community activities. The Charity has taken a 99-year lease from Trafford Council and the premises at Partington was recently opened and operates evening clubs on Monday - Thursday. Over 250 local young people use the facility. The centre at Partington has been so successful GMYF already need to make further investment into additional staff.

- **Duke of Edinburgh (DofE) Award Scheme**: The Charity has invested in a full-time employee to lead on this initiative. The task is now to provide proper training to youth club volunteers to be able to deliver DofE Award scheme to the young people of Greater Manchester. The Charity's aim is to reach those young people who are not interested in doing this at school and to provide the scheme at a minimal cost (less than £50). In connection with this, the Charity will also be working with 0161 Project and Collyhurst and Moston Boxing Club, delivering DofE to young people who would otherwise be sent to a Pupil Referral Unit ('PRU').

- **Creation of a grant funding stream** for affiliated clubs to apply for equipment on a quarterly basis.

- **Funding for 40 nights of accommodation at Ormside, a residential activity centre** (owned by GMYF alongside Lancashire Boys' and Girls' Clubs), so that clubs can take groups of young people into the outdoor environment at Ormside and experience canoeing, climbing, teamwork and other activities.

- **Employment of one senior and 3 junior youth workers** to enable youth work to be delivered in Partington and other clubs struggling to meet the needs of the age 13+ age group.

Future Investment

3.10 GMYF are in challenging times delivering youth work. The austerity years stripped much money from budgets for young people and diminished their access to activities. Covid-19 has now decimated what is left. However, if GMYF are able to dispose of the Site then the Charity has a clear vision for its future and would make significant investment in a number of projects that will benefit young people in Greater Manchester, for example:

- Now that GMYF have a blueprint for a successful Youth Centre reflected at the Partington initiative, GMYF want to replicate this in new locations by securing another disused building and breathing new life into it. GMYF have a proven model and a team who can deliver these types of projects.

- Expand the use of Ormside to deliver transport, cover accommodation and activity costs so that more young people could benefit from the full experience of outdoor pursuits. GMYF believe this is intrinsic to the philosophy of the Charity and everything the team can deliver.

- A full funding package for the training of youth workers would be developed to degree level if required for new and existing team members. This is essential for the acquisition and retention of the GMYF team and to keeping team members motivated, focused on the strategy and with the vision to grow the reach within the Charity's network.

- Widen GMYF's activity network throughout Greater Manchester so that young people can experience the arts, water-based sports and interests. These activities require significantly more funding and wider skills from the team therefore greater resources from the Charity are required. Increase communication with GMYF's network to find out what resources they require and how GMYF can help. If more funding is available, the Charity are better placed to support and improve their service provision to their audiences. Similarly, if GMYF have more resources, the Charity can assist its clubs with dedicated DofE staff at zero cost to support more young people through the programme which they currently cannot offer on scale.

- Focus on enhancing grant funding stream to the club network because GMYF would have a wider proportion of funds available to be shared.

- Target the improvement of GMYF facilities and activities for the club's young people by offering them food and a warm space in GMYF buildings which is something so many of them lack at home thus improving their quality of life.

3.11 The Charity has ambitious plans and is focused on improving standards throughout the Charity's network with the development of a more highly skilled team, comprehensive service provision with access to more challenging physical and mental activities for young people, alongside the provision of up-to-date buildings that offer a safe and friendly environment. The Charity will not be able to deliver these initiatives without significant

financial investment and therefore the funds from the sale of the Site are critical to ensuring the Charity can sustain the services it current provides and make investment into new services to support youth work across Greater Manchester.

Former Mellands Playing Fields

3.12 The Site has historically played an important role in shaping the Gorton Community over many generations. However, the Site has not been in full active use for several years and was completely closed before the pandemic. This was due to a variety of financial challenges including increased running costs and falling demand and revenues from pitch hires.

3.13 The western part of the site has lain vacant and disused for approximately 4 years (last played in April 2019) but previously accommodated 3no adult football pitches and 2no youth football pitches. The eastern part of the site has lain vacant and disused since 2013 (approximately 10 years). A sports hall with changing facilities was demolished in 2020 due to been underused and a constant anti-social behaviour target creating a major health and safety issue.

3.14 A northern section of the original site, which is outside of the planning application boundary, was redeveloped for residential uses in 2015 (Application ref:115299/FO/2017) and has since been built out by Seddon Homes.

3.15 The Site is enclosed by fencing and gates and is inaccessible to the public. A signage strategy has also been implemented making it clear that the Site is private land. Periodically, GMYF has undertaken maintenance, removed waste deposited by fly tippers and addressed anti-social behaviour issues at a significant cost to the Charity. However, the Site is largely overgrown and un-managed.

3.16 A summary of the history of the fields is set out below:

- **2007 – 2015** – pitches hired by Tameside Sunday League with a single hire to a GMYF club.
- **2016/2017** – Tameside Sunday League ceased hiring pitches.
- **November 2016** – the pitches were advertised on the Mount Road railing to try and attract interest.

- **April 2019** – no clubs interested in the use of the pitches and no matches or training took place after 2019.

- **2020** – Sports hall was demolished (LPA reference 128115/DEM/2020).

3.17 In view of the above, GMYF can no longer operate a financially viable model for the number of pitches which have historically been located on site and therefore alternative options have been considered in order to retain the use of part of the Site for sport and deliver a new youth, community and sports hub.

Summary

3.18 GMYF is a registered charity, whose origin dates to the mid 1800's. GMYF currently works with a wide variety of voluntary youth groups and projects throughout the most disadvantaged communities of Greater Manchester. However, GMYF has been operating in an extremely challenging environment due to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Therefore, following a strategic review, the Charity is disposing of redundant land it owns, such as the land at Mount Road. The receipt from the sale of the Site will be reinvested to deliver on GMYF's future investment plans, which aim to create opportunities for as many young people as possible in Greater Manchester.

3.19 Further funding is essential to allow the 125-year-old charity to continue to operate in the long-term and to fulfil its aim of delivering a year-round programme of recreational ad educational opportunities to young people, volunteers and leaders within GMYF's affiliated clubs that encourages them to reach their full potential.

4 KELLEN HOMES

4.1 GMYF have selected Kellen Homes as Development Partner for the Site and are the joint applicant for this application. This section provides the background to Kellen Homes.

4.2 Established in 2020, Kellen Homes work across the North West to create homes for all by offering properties to suit a range of lifestyles and budgets without compromising on quality. Kellen's mission is to develop partnerships across public and private sectors to increase the supply of quality new homes of all tenures to contribute to solving the UK housing crisis.

4.3 The established executive team at Kellen Homes have considerable experience and relationships across the public and private sector which allows them to work at scale and unlock challenging sites for residential development. Kellen work alongside a range of trusted partners, including Homes England, Local Authorities, Registered Providers and Build to Rent investors to deliver well designed and affordable homes on a large scale.

4.4 Kellen's model of delivering multiple tenures enables them to adapt to the needs of the community, offer diversity and react to market conditions. They create communities and neighbourhoods that people are proud to call home. Each of the new developments is carefully designed to meet the unique needs of the community, with a blend of house types and tenures for a balanced and sustainable neighbourhood.

4.5 Kellen Homes builds beautiful, modern and energy-efficient homes for people who value quality and style. The new build homes are designed to suit a range of lifestyles and budgets, offering spacious and thoughtfully-planned properties for everyone.

4.6 Kellen Homes have an existing pipeline of over 2,000 homes to be delivered in Greater Manchester with current live sites in Bury, Rochdale, Salford and Manchester. Kellen Homes have recently started construction on the former Olympic Storage Site at Bennett Street in West Gorton which will provide 272 new high quality family houses and a new community centre for the local area.

5 CENTREPOINT

5.1 Centrepoint is a charity, established in 1969, and has since been at the forefront of helping homeless young people. Centrepoint provides housing and support for young people regionally in London, Manchester, Yorkshire and the North East and through partnerships all over the UK. Key information regarding Centrepoint's work:

- Over the years Centrepoint has helped 125,000 young people.
- In the last few years Centrepoint has increased the number of young people they work with from around 1,500 per year to more than 16,000.
- Around half of Centrepoint's funding is provided by the general public, making them less dependent on shrinking government funding.
- Centrepoint has developed and delivered more than 150 new accommodation units and are now offering Centrepoint services not only in London but in Sunderland, Bradford, Manchester, Barnsley, Sheffield, Darlington, Stockton, Northumberland and Gateshead.

5.2 Centrepoint adopts a number of key values including integrity, energy, humility, entrepreneurial, accountability and focus.

Independent Living Programme

5.3 The aim of the Independent Living Programme is to provide genuinely affordable housing for young people from Centrepoint and partnering organisations, with the following objectives and criteria:

- To create 300+ new homes for young people (aged 18-25) in London and Greater Manchester.
- For young people who are in employment or apprenticeships.
- For young people with limited or no support needs and ready to live independently.
- Tenure of 2 years +1 +1 +1 (max 5 years).
- Each young person will be offered an Independent Living Advisors.
- Rent will be charged at around 1/3 of their annual salary.

5.4 To deliver the Independent Living Programme, Centrepoint implement a number of delivery strategies including off-site construction, Apprenticeship House, maximising the potential of existing assets and utilising land opportunities to their full potential.

5.5 Off-site construction is becoming increasing popular in and around London and Manchester as more organisations are recognising potential and viability it offers to the housing crisis. Adopting off-site construction into the delivery strategy, Centrepoint are able to deliver more homes for young people who are ready to live independently whilst increasing Centrepoint's property portfolio; therefore, creating more opportunities for young people to who are currently residing in services, hostels and foyers to progress, thus freeing up hostels for those in immediate need.

5.6 Accomplishing the vision of live and work, Centrepoint has delivered its first Apprenticeship House, which provides shared accommodation for young people who are enrolled on apprenticeship programmes - enabling them to benefit from living in accommodation with other young people who are on a similar journey and pathway to themselves.

5.7 Centrepoint will also review existing properties/assets to assess suitability and converting them into Independent Living Homes, work with partner organisations to utilise existing homes and identify traditional build opportunities.

5.8 The Independent Living Programme will also complement Centrepoint's ambitious plans of providing affordable housing with suitable employment and apprenticeship opportunities for young people. Centrepoint works with ethical employers to identify employment and apprenticeship opportunities for young people, encourage minimum salaries and appropriate benefits, support recruitment activities to source suitable and ready to work young people and provide post-employment support for young people where needed.

5.9 In the context of this Site, Centrepoint would own and operate the purposed-designed independent living accommodation building which will provide 36no. studio apartments for young people aged 18-25 who are at risk of homelessness. Enclosed at **Appendix 2** is an Operational Statement prepared by Centrepoint which sets out how the accommodation would be managed. A summary of which is provided below:

- Each independent living property is managed by a qualified local Independent Living Housing Officer ('ILO'). This colleague is a key contact for customers, partners, stakeholders, other services and members of the local community;

- Independent Living is designed to provide medium-term accommodation for single young people aged 18 up to 25yrs old – i.e., not couples or families - offering a maximum of up to 5 years fixed term tenancy including a probationary period of 12 months for those requiring increased housing management guidance.

- Provided tenancy conditions have been kept, at the end of the probationary period the tenancy will continue for the remainder of the agreed fixed term.

- Centrepoint's Independent Living programme is not for young people who require structured or enduring support services.

- To ensure that the programme delivers outcomes for young people, Centrepoint has developed the following broad criteria that will determine a young person's suitability:

    - A young person who is in full time employment or a registered apprenticeship role;

    - Who has lived successfully within supported accommodation and has very low or no enduring support needs from their Key Worker; Or,

    - Who is at risk of homelessness (recently left home, sofa surfing or staying with friends or family).

And

    - Can demonstrate that they can live independently;

5.10 Prospective applicants will go through a robust and rigorous assessment process to determine that they are ready to live independently, can manage their home and paid employment without increased levels of ongoing housing management or increased support and that they understand that the ILP offer is not a permanent, forever home – this is a final step into true independence before a long term or forever home is accessed during the final stage of their time on the programme.

5.11 Further information regarding Centrepoint and its operation of the Independent Living Programme is contained within the Centrepoint Operational Statement at **Appendix 2** of this SPS.

6 STATEMENT OF COMMUNITY INVOLVEMENT

6.1 A Statement of Community Involvement ('SCI'), has been prepared by Counter Context and has been submitted alongside this planning application. The SCI should be read in full, but this section of the SPS provides a summary of the following:

- Consultation with Local Residents and Ward Councillors – pre-application discussions with Longsight and Levenshulme Ward Councillors;
- Consultation with MCC and MCR Active – pre-application discussions with MCC planning, MCR Active, highways, tree and flood teams and Greater Manchester Ecology Unit.

6.2 The public consultation exercise has been carried out following guidance within the National Planning Policy Framework ("the Framework") (2023) and Manchester City Council's adopted Statement of Community Involvement (2018).

Pre Application Consultation with Local Residents and Elected Representatives

6.3 GMYF have discussed the future of the Site with a range of local stakeholders including local ward councillors and community groups for a number of years in their role as landowner.

6.4 With regard to this application, an intensive phase of pre-application engagement took place between 11th May 2023 and 6th June 2023.

6.5 Engagement with elected representatives comprised:

- Applicant presentation and discussions with Cllr Gavin White (Executive Member for Housing and Development at MCC);
- Email to Longsight Ward Members (Cllr Abid Chohan; Cllr Luthfur Rahman; and, Cllr Suzanne Richards) and neighbouring Levenshulme Ward Members (Cllr Dzidra Noor; Cllr Zahid Hussain; and, Cllr Basat Sheikh) inviting them to a meeting to discuss the proposals and updating them on the submission of the planning application.
- Applicant presentation and discussions in March 2023 with Cllr Suzanne Richards, Cllr Dzidra Noor, Cllr Zahid Hussain and Cllr Luthfur Rahman. The meeting was also attended by representatives from GMYF, Kellen Homes and Counter Context.

6.6 The wider public consultation exercise comprised:

- A consultation postcard inviting engagement through online or email response which was sent to 2,294 surrounding addresses to the Site. The distribution area is shown on Figure 3 of the SCI;
- Press releases were issued to Place North West; Manchester Evening News; The Business Desk; Confidentials Manchester; Property Week; and, the Manc - providing information about the proposals and details of the consultation;
- The consultation was also promoted via Twitter, LinkedIn and Facebook;
- A dedicated consultation website[3] and email address went live on 11 May 2023 and provided information about the proposals and included links to the online feedback form and project email address;
- 2no. in-person drop in consultation events were held at the Gorton Education Village (22 May 2023 between 4pm – 6.30pm) and Gorton Library (Tuesday 22 May 2023). Representatives from GMYF, Kellen Homes, Asteer Planning, Centrepoint, CBO Transport and Counter Context were present.

Feedback

6.7 A feedback form which included multiple choice and open-ended questions was available via the dedicated website and the in person consultation events, with comments also welcome on the proposals via the dedicated email address.

6.8 The questions asked as part of the multiple choice exercise comprised questions regarding the suitability of the proposals, interest in the development and the appropriateness of uses. The questions are available to view within the submitted SCI, prepared by Counter Context.

6.9 A detailed description of the feedback received, and the Applicants response is detailed within the submitted SCI prepared by Counter Context, however a summary of the feedback and responses is detailed below:

[3] https://www.mellands-consultation.co.uk/

Comment	Applicants Response
Support expressed for the proposed youth, community and sports facilities, with further enthusiasm that the facilities will be for the local community and affiliated clubs of GMYF.	The Applicant notes the support for the proposed development, noting that the proposals seek to provide a community led future for the Site, providing high quality facilities for the local community and affiliated clubs.
Comments were received questioning why not all of the Site was to be utilised brought back for community and sports uses.	The Site is private land owned by GYMF and previously ceased to operate due to a number of financial challenges relating to the operation of multiple poor quality sports pitches. GMYF will deliver a community-led, viable-future for the Site which will bring it back into active use and provide a range of benefits for people in the local area including the provision of sports facilities.
Comments were received registering concern that the proposals would result in a loss of green space, would have a negative effect on wildlife, and better serve the community in its current form.	The Site is privately owned and no public access to the Site is permitted. The proposed development will improve the overall appearance of the Site and provide high quality landscaping with the planting of 221no trees and the incorporation of private gardens. Furthermore, an ecological assessment has been carried out which confirms that

	the proposals will have no adverse impacts in relation to protected species. A biodiversity net gain of 10.35% will be achieved through the Site through on and off-site mitigation measures which is a significant benefit.
Comments were received highlighting concern that the proposals may cause an increase in existing traffic issues around the context of the Site.	A Transport Assessment, prepared by CBO Transport, has been submitted as part of the application which demonstrates that the proposals would not result in any significant increase in recorded traffic levels.
Comments noting concern that the proposals may lead to attempted rat running between Wembley Road and Mount Road.	To prevent rat-running, the direct east-west route through the Site includes a modal filter (i.e. severed for vehicles but open for pedestrians and cyclists).
Some comments expressed opposition to the residential element of the scheme, suggesting that further housing supply is not required in the local area.	A significant need for family housing has been identified within Manchester, with a substantial number required within 'East Manchester', as identified within the MCC Core Strategy. The proposals will provide 2, 3 and 4no. bedroom units. In addition, independent living accommodation (36no.) will be provided through Centrepoint. 32% of all homes will be affordable.
Some concern were raised with regard to potential additional pressure that the proposals may put on local services and infrastructure.	The Applicant is not aware that the proposals will have a significant negative impact on local services and facilities. However, any identified need for additional

	infrastructure will be discussed as part of the planning application process.
Comments were raised questioning the potential effects upon the surrounding context and properties as a result of the construction phase of the development.	Measures will be put in place to mitigate noise levels, manage dust and debris, and minimise any adverse effects on traffic flow and transportation routes. A construction management plan has been submitted with the planning application, which will allow guidelines to be agreed with MCC with regard to construction timings and traffic flow to reduce the impact upon the surrounding area. Additionally, there will be clear communication with local residents, providing regular updates on the progress of the project, potential disruptions, and any necessary adjustments.
A number of comments received noted concern with regard to the increasing level of crime and anti-social behaviour within the area in recent years.	A Crime Impact Statement, prepared by GMP, has been submitted with the application which assesses the proposals with regard to potential risk from or contributing to crime and anti-social behaviour. A number of measures have been included within the design of the proposals to reduce the potential for crime across the Site as detailed within the Design and Access Statement.

Table 1 – Pre Application Response

6.10 More detail on the specific comments and responses to the above topics, are detailed within Section 4 of the SCI.

6.11 Importantly, the consultation demonstrated strong local support for the proposals, with 68% of responses expressing support. With regards to the provision of 2no grass football pitches as well as youth, sports and community uses, 88% of the respondents expressed support. 66% of respondents supported the Centrepoint accommodation and 60% of respondents supported the proposals for new homes.

Pre Application Discussions with MCC Planning Officers and MCR Active

MCC Planning Officers

6.12 2no. pre-application meetings took place with the MCC Planning Officers on the 22nd March and 9th May 2023 respectively. A summary of general discussion topics and the Applicants' responses are outlined below:

- Amenity and Landscaping – **Shared surfaces have been reduced where possible and all homes (save for the Centrepoint Accommodation, which utilise shared amenity), benefit from private gardens and amenity space.**

- Visual impact of Car Parking – **All homes (save for the Centrepoint Accommodation) which have shared car parking) benefit from at least 1 car parking space per dwelling, and where possible spaces are situated to the side elevation of properties. The proposed homes on Wembley Road face onto the street to create an attractive street scene.**

- Elevations of Centrepoint accommodation – **The elevational design of the Centrepoint accommodation has been developed to reflect surrounding context of the wider masterplan and site area, whilst utilising a combination of brick colour and materiality to define the buildings unique functionality and as part of GMYF.**

- Biodiversity Net Gain – **10.35% biodiversity net gain will be achieved through on site and off site mitigation.**

- Affordable provision – **32% affordable housing is proposed. 96no affordable homes will be delivered across the Site, comprising 60no family dwellings delivered by Kellen Homes in partnership with the Southway Housing Trust and 36no independent living apartments delivered by Centrepoint.**

- Accessibility – **Two primary vehicular access routes are established from Wembley Road and Mount Road. The existing PROW which sits adjacent to the Site to the south**

is retained, with 2no footpath connection points proposed onto the PROW and 2no onto Mannering Street to the north of the Site. Vehicular access is now severed with no direct vehicular access between the two entrances. Pedestrian and cycle routes do however promote direct access across the Site.

MCR Active

6.13 Pre-application engagement was also undertaken with MCR Active (MCC's leisure and development department). Meetings with MCR Active have taken place on the 31st January 2023; 10th May 2023; and 6th November 2023.

6.14 The following principles were discussed with regard to the playing pitch mitigation strategy:

- MCR Active confirmed that the 2no. football pitches, 3x3 basketball and netball court, community hub building and cricket strip proposed on-site will form part of the mitigation package.
- Viability challenges mean that is not feasible to provide additional playing pitches, beyond what is stated above, at the Site;
- Off-site mitigation will be required and sites will need to be assessed by a sports planning consultant and an agronomist to determine the level of works required. This work is ongoing.
- A full Playing Pitch Mitigation Strategy supported by agronomy work will be submitted to MCR Active in due course so that the positive discussions continue to progress.

6.15 A note has been prepared by Sports Planning Consultants which summarises the current position (enclosed at **Appendix 5**).

Summary

6.16 The Applicant has sought to work proactively with MCC planning, elected representatives, local residents, and MCR Active. These discussions have informed the replacement playing pitch strategy and the design and layout of the proposed scheme. The proposals have incorporated the feedback received during the pre-application engagement undertaken wherever possible, whilst ensuring that the proposed development accords with local and national planning policy requirements.

7 THE SITE AND ITS SURROUDINGS

7.1 This section of the SPS provides a detailed description of the site's location, characteristics, and accessibility credentials. It provides a description of the site's current status and its physical attributes.

The Site

7.2 The site comprises two areas of land extending to 9.2 hectares at Mount Road, Gorton ('the Site'), and 4.05ha at Godrey Erman, totalling 13.7ha (the 'Godfrey Erman Site'), together referred to as (the "Whole Site").

7.3 Both areas are situated within a predominantly residential areas located to the west of Manchester City Centre and within the administrative boundary of MCC.

7.4 A Site Location Plan showing the Whole Site edged red is enclosed at **Appendix 3.**

Mount Road

7.5 The Site is privately owned, disused with no public access and fencing and gates restricting access on all sides. The Site is rectangular in shape with the majority formed of grass land aside from an area of hard standing where former changing facilities once stood. Vehicular access is located at the north west edge of the Site on Mount Road, and adjoins the existing area of hard standing.

7.6 Existing trees line the eastern edge, which lies adjacent to Wembley Road, in addition to trees also located on the western edge, along Mount Road. A Public Right of Way lies outside the southern boundary of the Site, in addition to a historic drainage feature, the 'Nico Ditch'. The northern boundary of the Site sits adjacent to a recently built out residential development on Mannering Street.

Godfrey Erman

7.7 Godfrey Erman is an area of land privately owned in its entirety by GMYF. The Godfrey Erman Site is rectangular in shape and is comprised of largely grassland with trees and shrubbery located on all boundaries of the Godfrey Erman Site with some trees located centrally.

7.8 The southern boundary lays adjacent to the Fallowfield Loop, a public footway and Underwood Close, a small residential development to the south west. On the western

boundary lies further residential development on Abbey Hey Lane and to the north, a mixture of allotments and residential development on Ackroyd Avenue.

7.9 The Godfrey Erman Site is proposed for ecological mitigation only, there is no built development proposed.

Designations

7.10 The Whole Site is located with Flood Zone 1, where there is a low probability of flooding from rivers and the sea.

7.11 Neither site is located within a Conservation Area and there are no designated heritage assets within the curtilage of either sites.

7.12 The nearest designated heritage asset to Mount Road is the Grade II listed 'The Church of Our Lady and St Thomas of Canterbury' (List Entry Number: 1380065) located 300m north of the Site. There are no heritage assets located within the immediate vicinity of Godfrey Ermen.

7.13 Neither site is covered by any ecological designations, including Sites of Special Scientific Interest ('SSSI') OR Special Protection Areas ('SPA'). Furthermore, neither site is located in an Area of Outstanding Natural Beauty ('AONB'), or any other area designated for its landscape value.

7.14 There are trees located on the edge of boundaries on at both Mount Road and Godrey Ermen, however, none of the trees within the curtilage of the Site are protected by a Tree Preservation Order ('TPO').

Mount Road - Surrounding Area

7.15 The majority of the immediate surrounding area comprises established residential neighbourhoods with some infrastructure and amenities such as schools and retail provision.

7.16 The adjacent residential development to the north of the Site comprises a mix of terraced and semi-detached properties. To the east of the Site is Wembley Road, which hosts a number of more traditional semi-detached dwellings. To the west is Mount Road, with Gorton Primary School, Manchester Boxing Centre and Nutsford Vale Park adjacent to the street. To the south lies a footway which connects Mount Road to Wembley Road. Further south is Cedar Mount Academy.

7.17 The Site is connected to a well-established network of green spaces within the locality. Greenbank Park and Nutsford Vale Park are a 10-minute walk from the Site; Greenbank Playing Fields and Chapel Street Park are a 15 minute walk from the Site; Annie Lees Park, Crowcroft Park are within 20 minutes walking distance; and Highfield Country Park and Cringle Park are within a 30 minute walk from the Site.

Mount Road - An Accessible Location

7.18 The Site is in an accessible location, within close proximity to several modes of sustainable transport.

7.19 With regard to public transport, there are a number of bus stops located within the immediate vicinity of the Site, located on either Mount Road or Wembley Road.

7.20 The Melland Road Stop (Mount Road) serves the 150, 171, 172 and 706 bus services, running to locations within Manchester, including The Trafford Centre, East Didsbury, Chorlton and Levenshulme. Additionally, Matthews Lane Stop also on Mount Road to the south, serves the above bus services. Both bus stops benefit from the provision of a shelter and bus timetable information.

7.21 Harlow Drive (located on Wembley Road) serves the 172 and 688 services to Chorlton and Monsall.

7.22 With regard to train services, the Ryder Brow train station is located approximately 730m northeast from the Site, which provides regular and frequent train services to Manchester Piccadilly which serves many other destinations throughout the UK such as Liverpool, Leeds, Birmingham and London. Additionally, Belle Vue train station is located 1km from the Site and operates on the same train line.

7.23 The Site is accessible to local amenities on foot, with pathways on all immediate surrounding roads. Levenshulme is approximately a 10 minute walk to the west of the Site along Matthews Lane, and provides local amenities including a supermarket, bakery and chemist. There are a number of smaller convenience stores located within the immediate vicinity of the Site, on surrounding streets providing basic amenities.

7.24 Mount Road provides vehicular access to Hyde Road (A57) to the north and Stockport Road (A6) to the south. These ‘A’ roads link both to Manchester City Centre and the M60 providing access to the wider UK motorway network.

Mount Road - Planning History

7.25 A search of MCC's online planning portal has been undertaken.

7.26 The following planning applications have been made in relation to the site:

Application Reference Number	Date	Description	Decision
129843/FO/2021	31st March 2021	Installation of 2.1 metre high, weld mesh boundary fence to site perimeter.	Approved 8th June 2021
128115/DEM/2020	1st October 2020	Prior Approval for the demolition of sports hall	No objection, 29th October 2020
118369/VO/2017	18th December 2017	Erection of temporary hoarding and site cabins for use as a site compound for a period of 18 months	Temporarily approved 20th Feb 2018
085323/FO/2007/N2	1st Feb 2008	Proposed residential development comprising the erection of 123 no. dwelling houses including detached, semi-detached and terraced units with associated road layout car parking and landscaping	Marked "Finally Disposed Of" – 4th August 2022.

Table 2 – Planning History

7.27 The northern section of the original site was redeveloped for housing by Seddon Homes planning application reference 115299/FO/2017. This application proposed the *"Erection of 131 two storey dwellinghouses with associated boundary treatment and landscaping and new internal access road with 2 new vehicular access points to Melland Road."* The application was approved on 11 July 2017 and was supported by an Open Space and Recreation Assessment which stated that the Site was last in use for recreational

purposes over 40 years ago. The Applicant provided a financial contribution of £750,000 for the purpose of contributing towards the cost of providing and/or improving sport or recreational facilities within the vicinity of the Site.

Summary

7.28 The Whole Site comprises land extending to a total of 13.7 hectares at land at Mount Road, Gorton, and the Godfrey Ermen Site. Both areas are situated within predominantly residential areas located to the west of Manchester City Centre and within the administrative boundary of MCC.

8 THE PROPOSED DEVELOPMENT

8.1 This section describes the use and amount, layout, scale and massing, appearance, and means of access to the development for which full planning permission is sought. The application proposals are described in detail in the accompanying Design and Access Statement prepared by Gillespies, which should be read alongside this SPS.

Description of Development

8.2 The description of development is as follows:

"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road".

8.3 The proposals seek to redevelop a vacant site to provide new sports, youth and community facilities, Centrepoint accommodation and a family-led mix of market and affordable homes.

8.4 Each element of the proposals is described in detail below.

Use and Amount

Sports, Youth and Community Facilities (GMYF)

8.5 The proposed sports, youth and community facilities which will be owned and operated by GMYF comprise:

- 2no. Football Association ('FA') standard grass football playing pitches for youth football that can accommodate 11 v 11, 7 v 7 or 5 v 5 sided matches (100m x 64m);
- Sports, youth and Community hub (1013 sqm) (Use Class F2 b/c) which will offer space for a range of different youth-led activities and programmes ran by GMYF;
- A combined 3x3 basketball / netball court; and,
- A cricket strip (20 x 3.05m).

8.6 The sports, youth and community facilities are to be located in the south western corner of the Site, and form a key arrival node from the Mount Road entrance to the Site. Further detail on the location of this element of the proposals is detailed within the Layout subsection below.

8.7 The proposed football pitches, will provide year round facilities for GMYF and its affiliated clubs. The facilities will also be available for other local clubs to utilise at GMYF's digression.

8.8 The netball / basketball court and cricket strip facilities will be available for use to those affiliated with GMYF.

8.9 The Operational Statement prepared by GMYF and submitted as part of this application, outlines how the facility will operate with regard to staffing, use and opening times and accessibility for those wishing to use it.

8.10 The sports, youth and community hub will act as a safe space for young people who participate in GMYF programmes but will also be available for use by the local community, primarily during school hours. The main facility of the Community Centre will comprise 2no youth rooms and a community room, which will be multifunctional and host a number of events as part of GMYFs programme and will also be available to other local community groups wishing to use the space. The process and specific facilities available as part of this element of the proposals is outlined within the submitted Operational Statement. A section of the hub will support the function of the proposed football pitches, and other sporting facilities.

Centrepoint Accommodation

8.11 36no. independent living apartments are proposed, which will be operated by Centrepoint (see Section 4).

8.12 The accommodation will be in the form of 36no. one bedroom studio apartments equipped with an en-suite toilet/bathroom and a shared lounge/kitchen.

Table 3: Independent Living Accommodation (Centrepoint)	
No. of bedrooms	No. of units
1 bedroom studio	36
Total:	**36**

Residential Development (Kellen Homes)

8.13 The proposals for the residential development comprise 267no. dwellings, including a mix of 2, 3 and 4 bedroom family homes. Each home will benefit from the provision of a private driveway with an electric car charging point and a private garden.

Table 4: Overall Housing Mix		
No. of bedrooms	No. of units	Percentage
2	110	41.2%
3	135	50.6%
4	22	8.2%
Total:	**267**	**100%**

8.14 All of the homes meet the nationally described space standards.

Affordable Homes

8.15 96no affordable homes will be delivered across the Site, comprising 60no family dwellings delivered by Kellen Homes in partnership with the Southway Housing Trust and 36no independent living apartments delivered by Centrepoint. Further information on the affordable housing provision is detailed within Section 9 of this SPS and the submitted Affordable Housing Statement, prepared by Kellen Homes.

Table 5: Affordable Housing Mix		
No. of bedrooms	No. of units	Percentage
1	36	37.5%
2	29	30.2%
3	27	28.1%
4	4	4%
Total:	**96**	**100%**

Layout

8.16 2no. vehicular access points are proposed from Mount Road and Wembley Road. The access point from Mount Road, located to the northwest corner of the Site, will act as the main gateway into the development.

8.17 The sports, youth and community facilities, in addition to the Centrepoint accommodation, are proposed on the south western corner of the Site visible from Mount Road. The football pitches will be located adjacent to Mount Road, with the Sports, Youth and Community hub and Centrepoint accommodation located to the north. The proposed cricket strip is located centrally between the football pitches with the combined netball and basketball court located adjacent to the community hub and Centrepoint accommodation. The remaining residential development will surround the sporting and community facilities to the east.

8.18 The proposed dwellings are located across the Site within 12 'parcels', with all dwellings comprising a private driveway. The majority of dwellings face into the Site, apart from a those which front onto Mount Road and Wembley Road.

8.19 The layout of the residential units meet the minimum separation distance requirements as assessed further within this document, with a minimum of 21m front to front of dwellings, and rear to rear.

8.20 The layout of the development increases pedestrian and cycle permeability with 4no. pedestrian links proposed to the east- west & north-south of the Site ensuring accessibility for cyclists and pedestrians. A modal filter will be present within the more direct east-west route through the northern part of the Site (i.e. severed for vehicles in combination with traffic calming measures to help deter 'rat running' though the masterplan – but open to pedestrians and cyclists).

Scale and Massing

8.21 The scale and massing of the proposed scheme has been informed by the local vernacular and surrounding neighbourhood. The predominant scale immediately within the context of the site is 2 – 2.5 storeys, comprised of a mixture of terraced and semi detached dwellings. The neighbouring educational uses (Cedar Mount Academy), rises to 3 storeys to the southern boundary of the Site.

8.22 The sports, youth and community hub is proposed at 3 storeys, located on the southern corner of the primary vehicular entrance on Mount Road, forming a gateway node into the wider development, and is the maximum height reached on Site.

8.23 The proposed Centrepoint accommodation which lay adjacent to the sports, youth and community facilities, contribute to the gateway and combined with the community hub, create a visual connection throughout the development. The Independent Living Accommodation is also proposed at 3 storeys.

8.24 All of the dwellings proposed by Kellen Homes will be 2 storeys, and will form scale and massing of that of traditional homes that are well established within Gorton and make up the predominant use within the immediate vicinity of the Site.

Access and Parking

8.25 Two access points are proposed from Mount Road to the west and Wembley Road, to the east, forming efficient connection across the Site. These connections however are severed through a convoluted route, to prevent rat running through the Site.

8.26 Pedestrian and cycle links are proposed throughout the scheme, and connecting east to west and north to south, and bypasses the severed route for the vehicular link allowing direct access.

8.27 Pedestrian entrances to the Site are proposed, with two on the northern boundary connecting to Mannering Street, and two to the south connecting to the existing

pedestrian route which runs adjacent to the Site. Controlled crossing on Mount Road are already in place and are in operation connecting pedestrians across this main access route, with two located to the north and south of the road.

8.28 All dwellings, proposed as part of the Kellen scheme benefit from private driveways, with all open market dwellings including 2no car parking spaces. Each dwelling will benefit from an EV charging point to be located on driveways and 1no secure anchor point for bicycles on the rear elevation. 4no spaces are proposed for the Centrepoint accommodation, with 2no allocated for residents and visitors, and 2no accessible spaces.

8.29 The studio apartments within the Centrepoint accommodation permit the storage of bicycles within each individual unit.

8.30 The sports, youth and community facilities will benefit from 40no car parking spaces and 20no cycle parking spaces and will be operated accordance with the submitted Operational Statement on provided by GMYF.

Landscaping

8.31 The proposals comprise high quality landscaping throughout the masterplan.

8.32 221 trees will be planted on site. New trees and hedgerows are proposed along Mount Road to form a buffer between the road and the Site, and are also proposed along the buffer to the northern edge of the Site facing Mannering Street.

8.33 A network of lined trees is proposed along all routes within the Site boundary and a green buffer will be established between the sport pitch provision and the residential parcel. Landscape proposals also look to the enhance the PRoW which runs along the existing southern Site boundary.

Waste and Servicing Strategy

8.34 A waste management strategy has been developed which encompasses all facilities across the masterplan.

8.35 For the Kellen Homes dwellings, bins will be safely stored in the rear gardens of all proposed dwellings, where servicing vehicles can collect waste at bin collection points on bin collection days. Bins for general, garden and recyclable waste will be provided for every property, in accordance with Manchester standards.

8.36 GMYF and Centrepoint will have waste collection organised via a private collection service, with a collection point and storage facilities incorporated into the proposals design.

8.37 Following discussions with MCC highways, the scheme has been tracked using an 11.5m long refuse vehicle, the parameters for which have been agreed, which will allow for suitable access to all areas of the Site with regard to waste and servicing provision.

8.38 Further information regarding waste and servicing strategy is detailed within the submitted Transport Statement and Design and Access Statement.

Summary

8.39 The proposed development comprises a sports, youth and community hub with associated sports provision, comprising 2no. grass football playing pitches, a combined netball / basketball court and a cricket strip.

8.40 Furthermore, 267no. dwellings are proposed, alongside 36no. independent living units in addition to associated infrastructure, including landscaping, car parking and access from Mount Road and Wembley Road.

8.41 The proposed development has been designed with due regard given to the Site's surroundings and the technical assessments undertaken by the Applicants' project team. Overall, the proposals will deliver a high-quality sports, community and residential development.

9 PLANNING POLICY FRAMEWORK

9.1 This section of the SPS sets out the key planning policies at the national and local level, which are relevant to the determination of this planning application. The application proposals are evaluated in the context of the relevant policies identified in the subsequent sections of the SPS.

The Development Plan

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.3 The relevant adopted Development Plan Documents for the area include:

- The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995); and
- Manchester's Core Strategy 2012-2027 (adopted July 2012)

9.4 In accordance with MCC's Local Development Framework Area Map, the Site located in East Manchester and within the Inner Areas.

Manchester Core Strategy (2012)

9.5 The Core Strategy 2012-2027 was adopted by MCC on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. A summary of the key policies is set out below.

9.6 **Policy SP 1 ('Spatial Principles')** provides the key spatial principles that will guide the strategic development of Manchester to 2027, including that all development should 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. The policy also sets out 'Core Development Principles', including that development in all parts of the City should: make a positive contribution to neighbourhoods of choice; minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and

improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

9.7 **Policy H 1 ("Overall Housing Provision")** states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. It is stated that, outside the Inner Areas, the emphasis will be on increasing the availability of family housing, therefore, lower densities may be appropriate. East Manchester is expected to accommodate approximately 18,280 (net) dwellings over the Plan period.

9.8 **Policy H 4 ("East Manchester")** states that East Manchester will accommodate around 30% of new residential development over the lifetime of the Core Strategy. Priority will be given to family housing and other high value, high quality development where it can be sustained. Higher density housing will be permitted within areas that fall within the Regional Centre, including Ancoats, New Islington, Holt Town and Chancellors Place; and within the district centres of Newton Heath, Openshaw and Gorton as part of mixed-use schemes.

9.9 **Policy H 8 ("Affordable Housing")** states that new development will contribute to the Citywide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

9.10 **Policy H 10 ("Housing for People with Additional Support Needs")** states that proposals for accommodation for people with additional support needs will be supported where:-

- There is not a high concentration of similar uses in the area already;
- Where it will contribute to the vitality and viability of the neighbourhood;
- Where there would not be a disproportionate stress on local infrastructure such as health facilities.

9.11 **Policy EN 10 ("Safeguarding Open Space, Sport and Recreation Facilities")** states that proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or

- The Site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or

- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

9.12 The following Core Strategy policies are also of relevance to the proposed development, and are summarised and assessed against the proposals within **Appendix 4:**

- Policy T1 ("Sustainable Transport")

- Policy T2 ("Accessible Areas of Opportunity and Need")

- Policy EN 1 ("Design Principles and Strategic Character Areas")

- Policy EN 4 ("Reducing CO2 Emissions by Enabling Low and Zero Carbon Development")

- Policy EN 6 ("Target Framework for CO2 reductions from low or zero carbon energy supplies")

- Policy EN 8 ("Adaptation to Climate Change")

- Policy EN 9 ("Green Infrastructure")

- Policy EN 14 ("Flood Risk")

- Policy EN 15 ("Biodiversity and Geological Conservation")

- Policy EN 16 ("Air Quality")

- Policy EN 17 ("Water Quality)

- Policy EN 18 ("Contaminated Land and Ground Stability")

- Policy EN 19 (“Waste”)
- Policy EC 1 (“Employment and Economic Growth in Manchester”)
- Policy PA 1 (“Developer Contributions”)
- Policy DM 1 (“Development Management”)

Saved Unitary Development Plan Policies (1995)

9.13 The following extant UDP Policies are considered relevant to the proposed development:

9.14 **Policy GO4** states that the Council will protect the line of the Nico Ditch from the effects of harmful development.

9.15 **Policy DC7.1** notes that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

9.16 Notwithstanding this, no weight should be afforded to the saved UDP Policies for the reasons set out below.

9.17 Annex 1 of the Framework relates to implementation. Paragraph 219 states, however, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

9.18 The saved UDP policies do not stipulate a plan period but the UDP was originally adopted in 1995 (27 years ago) and therefore it has been assumed that the policies are time expired.

Other Material Considerations

9.19 There are a series of other planning policy guidance documents at both the local and national levels that are relevant to the determination of this planning application, including:

- Manchester Playing Pitch Strategy (June 2022)(‘PPS’);

- The Emerging Manchester Local Plan;
- The Emerging Places for Everyone Plan ('PfE');
- Supplementary Planning Guidance and Documents ('SPGs' and 'SPDs');
- Evidence Base;
- National Planning Policy Framework (2023)('the Framework'); and,
- National Planning Practice Guidance (2014)('PPG').

Manchester's Playing Pitch and Outdoor Sport Strategy

9.20 A Playing Pitch and Outdoor Sport Strategy ('PPS') has been prepared by Knight, Kavanagh and Page Limited (June 2022).

9.21 With the PPS, the Site is referred to as 'Mellands Fields' and is listed as a disused site. The document states that the playing fields is no longer maintained and overgrown. The Site is located within the Central sub-area.

9.22 The PPS identifies that the former pitches at Mellands Playing Field were poor quality. A measure of quality for grass pitches is the number of games or training sessions that can be played each week without unsustainable damage to the playing surface. This 'carrying capacity' is expressed in terms of weekly 'match equivalent sessions'.

9.23 The PPS states that there is sufficient overall capacity of grass football to meet current demand expect for a current shortfall for youth 9v9 pitches. In the Central Area there is currently spare capacity for 11 a side football. Supply and demand are in balance for other types of pitches.

The Emerging Manchester Local Plan

9.24 MCC is undertaking a review of the Core Strategy and the Saved Policies of the UDP. The first stage of consultation on the Local Plan Issues document was consulted upon between 7th February 2020 and 1st May 2020. However, given that the Manchester Local Plan is at a very early stage and there are no draft policies that have been published at the time of writing, no weight has been afforded to the emerging Manchester Local Plan in the decision-making process. At present there is no update as to when a draft version of the new Manchester Local Plan will be published.

The Emerging PfE

9.25 The Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan ('the PfE Plan') was submitted for examination on 14th February 2022 by the Greater Manchester Combined Authority on behalf of the nine local planning authorities. The submitted Plan was the version that had been published under Regulation 19 for consultation between 9th August and 3rd October 2021. Three Inspectors were appointed by the Secretary of State on 1st March 2022 to examine the PfE Plan.

9.26 Hearing Sessions took place between 1st November 2022 and 29th March 2023, with the next stage of Main Modifications taking place between the 11th October and 6th December 2023.

9.27 It is understood that a realistic timescale for the adoption of the PfE Plan is early 2024.

Supplementary Planning Guidance and Evidence Base

Guide to Development in Manchester (April 2007)

9.28 The Guide to Development in Manchester seeks to provide guidance which will help to develop and enhance an environment within Manchester that is visually attractive, has a unique and positive sense of place and that properly caters for the functions which it accommodates both now and in the future. The advice covers the following issues: design; accessibility; environmental standards; street hierarchy; parking guidelines; housing density; promotion of a safer environment; design for health; and internal design principles.

Manchester Housing Strategy (2022 – 2023)

9.29 The Manchester Housing Strategy sets out the long term vision to deliver homes that people want and need. It is built around four vision principles:

1. Increase affordable housing supply and build more new homes for all residents.
2. Work to end homelessness and ensure housing is affordable and accessible to all.
3. Address inequalities and create neighbourhoods where people want to live.
4. Address the sustainability and zero carbon challenges in new and existing housing.

9.30 The strategy sets a target of delivering 10,000 affordable homes between 2022 and 232 (an average of 1,000 homes per year over the lifetime of the strategy). This represents just under a third of the 36,000 new homes the Council has committed to build in the City over the next 10 years.

9.31 Affordable housing delivery is increasing but still only 500 affordable homes are built per year. Out of the 10,000 new affordable homes, over a third of these will be shared ownership or rent to buy to help first time buyers get a foothold on the ladder.

Emerging Manchester Housing Needs Assessment 2023

9.32 On 7 November 2023, an update on the Housing Needs Assessment commissioned to inform the development of housing policies in the emerging Manchester Local Plan was discussed at Economy and Regeneration Scrutiny Committee.

9.33 The full report is not yet available but the Executive Summary was included in the report pack. The report recommends that the Council should prioritise social/affordable housing supply and recommends that the overall tenure split for policy making purposes is 80% rented (including social rented and affordable rented) and 20% affordable home ownership including First Homes.

Providing for Housing Choice (September 2008)

9.34 The Providing for Housing Choice SPD provides planning guidance on the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision.

Manchester Residential Quality Guidance (December 2017)

9.35 The Manchester Residential Quality Guidance ('MRQG') was published in draft in August 2016 and adopted by the City Council's Executive in December 2017. It sets out MCC's design and quality standard for new housing. The quality guidance demands design excellence in all new housing built in the city, sets minimum space standards and seeks to ensure high environmental standards.

The Manchester Strategy

9.36 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives.

Manchester's Great Outdoors – A Green and Blue Infrastructure Strategy for Manchester

9.37 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

Residential Growth Strategy (2016)

9.38 The Residential Growth Strategy recognises the critical relationship between housing and economic growth. There is an urgent need to build more new homes for sale and rent to meet future demands from the growing population.

Manchester: A Certain Future (MACF)

9.39 MACF is the city-wide climate change action plan, which calls on all organisations and individuals in the city to contribute to collective, citywide action to enable Manchester to realise its aim to be a leading low carbon city by 2020.

9.40 The Zero Carbon Framework outlines the approach that will be taken to help Manchester reduce its carbon emissions over the period 2020-2038. The target was proposed by the Manchester Climate Change Board and Agency, in line with research carried out by the Tyndall Centre for Climate Change, based at the University of Manchester.

National Planning Policy Framework (2021)

9.41 The revised National Planning Policy Framework ("the Framework") was published in July 2018, with the most recent version published in September 2023. The Framework sets out the Government's planning policies and guidance and how this is to be applied.

9.42 **Paragraph 8** states that *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

9.43 **Paragraph 11** states that, *"Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission 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; or

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

9.44 **Paragraph 60** states that, *"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."*

9.45 **Paragraph 92** states that *"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."

9.46 **Paragraph 99** states that, *"Existing open space sports and recreational buildings and land, including playing fields, should not be built on unless:*

a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

9.47 **Paragraph 111** states that, *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

9.48 **Paragraph 126** states that, *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

9.49 **Paragraph 130** states that, *"Planning policies and decisions should ensure that developments:*

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) 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);

d) 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;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

9.50 **Paragraph 159** states that, *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*

9.51 **Paragraph 174** states that, "Planning policies and decisions should contribute to and enhance the natural and local environment by:

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

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

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

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

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

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

9.52 **Paragraph 183** states that, *"Planning policies and decisions should ensure that:*

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

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

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

9.53 **Paragraph 185** states that, *"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

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

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

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

NPPG (2014)

9.54 On 6th March 2014 the former Department for Communities and Local Government published the National Planning Practice Guidance ("PPG"). The PPG is regularly updated and provides further guidance on the interpretation of national planning policy within the Framework. It is, therefore, a material consideration in the determination of the application.

Summary

9.55 As defined by the adopted policies map the Site comprises unallocated land within the East Manchester sub area and the Inner Areas. This section has detailed the adopted and emerging local and national planning policy and guidance, including Manchester's PPOSS and several SPDs, that is of relevance to the Site and the proposed development. The subsequent sections of this Statement assess the proposed development against the relevant policies of the adopted Development Plan for Manchester and the Framework (2023).

10 AFFORDABLE HOUSING STATEMENT

10.1 An Affordable Housing Statement, prepared by Kellen Homes has been submitted in support of the planning application. A summary of the Affordable Housing Statement is provided below.

Affordable Housing Delivery

10.2 The proposals have demonstrated through a viability appraisal that the development cannot currently support 20% affordable housing to be secured via a s106 agreement, and therefore Homes England grant funding is required for the delivery of the affordable provision.

10.3 This in turn has enabled the Applicant to deliver above the 20% affordable housing as per Manchester City Council's Affordable Housing Policy H8, as set out within the Core Strategy.

10.4 On this basis, the affordable home provision will be delivered by the following partners / charities:

- Southway Housing Trust (in partnership with Kellen Homes and through Homes England Grant Funding).
- Centrepoint (established young persons charity, see Section 3 of this SPS).

Quantum of Affordable Housing

10.5 The proposed development comprises 303no new homes in total.

10.6 96 dwellings (32% of the homes) will be affordable comprising:

- 36no independent living units (delivered by Centrepoint).
- 60no family dwellings (delivered by Kellen Homes, in partnership with the Southway Housing Trust).

10.7 49% of the affordable provision (47 units) will be delivered as social rent comprising 36no independent living units and 11no family dwellings.

10.8 51% (49 units) will be delivered as shared ownership, comprising family dwellings.

Mix of Affordable Housing

10.9 The Applicant is proposing a mix of 1, 2, 3 and 4 bedroom affordable homes. A schedule of the affordable housing is provided below:

Table 6: Affordable family dwellings provided by Kellen Homes in Partnership with the Southway Housing Trust

No of Dwellings	Unit Type	Tenure
7	2 Bed House	Social Rent
4	3 Bed House	Social Rent
22	2 Bed House	Shared Ownership
23	3 Bed House	Shared Ownership
4	4 Bed House	Shared Ownership
Total: **60**		

Table 7: Affordable independent living accommodation delivered by Centrepoint

No of Dwellings	Unit Type	Tenure
36	1 Bed Studio Apartment	Social Rent
Total: **36**		

Location and Distribution of Affordable Housing

10.10 As detailed within the Design and Access Statement prepared by Gillespies, affordable homes are distributed across the development, located on eastern and western boundaries of the Site, encouraging a cohesive and integrated community.

Design and Construction of Affordable Housing

10.11 The affordable family dwellings proposed will be designed to be tenure blind and are in accordance with MCC's emerging space standards and the Nationally Described Space Standards. Therefore, the proposed design and construction of the affordable housing will ensure that it is materially indistinguishable in terms of outward design and appearance from the market housing proposed on site.

Summary

10.12 The proposed development will deliver an above policy requirement level of affordable housing (32%). Of the 90no affordable units, 49% will be social rented, including the independent living accommodation and 51% will be shared ownership. The affordable units will comprise a mix of 2, 3 and 4 bedroom family homes, which will be tenure blind and distributed across the Site, alongside the independent living accommodation.

11 APPRAISAL OF SPORT, YOUTH AND COMMUNITY USES

11.1 This section assesses the sport, youth and community elements of the proposals which comprise 2no. FA standard football playing pitches, a netball / basketball court, a cricket strip and a Sports, Youth and Community Centre. This section assesses the proposals against relevant planning policy within the Framework, the MCC Core Strategy and other supporting documents.

Youth and Community Facilities

11.2 Paragraph 92 of the Framework notes that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, for example through sports provision.

11.3 The proposed youth and community facilities will enhance and further GMYFs charitable ability to work with disadvantaged young people across the communities of Greater Manchester. Their current status sees GMYF working across the region working with a number of voluntary groups and sports clubs helping those that are disadvantaged to engage in positive and community led activities. GMYF and the proposed facilities work on a not for profit basis, and are wholly dedicated to providing community facilities and services before anything else.

11.4 Gorton, and the wider community around the Site, struggles with social and economic deprivation as demonstrated in Chapter 2 of this SPS. The proposal for a Youth and Community Hub at the site will provide additional facilities within the local community to reach disadvantaged young people and community groups, by both providing a sporting element for associated clubs of GMYF, and much needed community spaces for young people and local clubs.

11.5 The sporting element, which includes 2no grass football pitches, a cricket strip and a combined basketball / netball court will provide dedicated, maintained, high quality sporting facilities, for clubs associated with GMYF within the local youth. These facilities will promote social interaction and healthy lifestyles, and also create a support network for disadvantaged and vulnerable communities, which will include people that have not been able to access such facilities before.

11.6 The proposed community hub element will provide a base and supporting infrastructure for the sporting facilities, whilst also providing community rooms and space for local clubs and affiliated groups of GMYF to host events and meetups. These uses will include community lunches, exercise classes, meetings and religious celebrations. This element furthers the facilities ability to provide much needed space and provision for disadvantaged communities within Gorton.

11.7 It can therefore be considered that the youth and community hub will provide much needed facilities for the local community providing space for community groups and disadvantaged young people, and enabling GMYF to provide opportunity for those most at need within Gorton. The proposals are therefore considered compliant with Paragraph 92 of the Framework.

Playing Field Matters

11.8 Discussions are ongoing between the Applicant and MCR Active regarding the playing pitch mitigation strategy. A summary of the key principles is set out below:

- A note prepared by Sports Planning Consultants has been prepared and submitted in support of this planning application which summarises the latest position. MCR Active have reviewed the note and agree with the content (enclosed at **Appendix 5**).
- 1.83ha of playing field will be retained on site, enhanced and improved to provide 2no
    - 2no. Football Association ('FA') standard grass football playing pitches for youth football that can accommodate 11 v 11, 7 v 7 or 5 v 5 sided matches (100m x 64m);
    - A combined basketball / netball court; and
    - A cricket strip (20 x 3.05m).
- Off-site mitigation is proposed and will be secured via a Section 106 agreement. Further technical assessment work is ongoing to determine the location and nature of the mitigation.
- An addendum to this SPS and a detailed Playing Pitch Mitigation Strategy including agronomy work will be submitted in due course.

12 APPRAISAL OF THE RESIDENTIAL DEVELOPMENT

12.1 This section assesses the residential element of the proposals (which includes the new homes to be delivered by Kellen Homes and the Centrepoint accommodation) against the relevant housing policies of the adopted Development Plan for MCC and the Framework; and is supported by the reports accompanying the application.

Principle of Residential Development

12.2 Paragraph 60 of the Framework states that 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 and that the needs of groups with specific housing requirements are addressed. There is a recognition from Central Government that the planning system has failed to deliver to deliver sufficient homes for a protracted period of time and that this can no longer be accepted. The "housing crisis", exacerbated by soaring build costs, inflation, repeated rises in interest rates and the cost of living have been expressed most recently in the Planning For the Future (2020)[4] white paper.

12.3 Core Strategy Policy H1 identifies the need for approximately 60,000 new dwellings to be provided in Manchester between 2009 and 2027. This equates to an average of 3,333 dwellings per annum. Noting that the rate of delivery will vary across the lifetime of the Core Strategy, Manchester's housing requirement is significant, and the introduction of the Government's standard method for calculating 'Local Housing Need' means that Manchester will actually need to deliver more housing because it is defined as an "urban area" where an additional 35% uplift will be applied. For Manchester, this could result in the requirement to deliver an additional 369 homes per annum.

12.4 The Core Strategy includes more specific housing policies for each of the City's sub areas. Policy H4 relates to the East Manchester sub area, where the application site is located, and states that East Manchester will accommodate around 30% (18, 280 homes) of new residential development over the lifetime of the Core Strategy. The application site is located outside of the District and Regional Centres of East Manchester where high density residential development (such as dense flatted residential development is promoted). Priority therefore, as stated within Policy H4, "*will be given to family housing*

[4] Planning for the future - GOV.UK (www.gov.uk)

and other high value, high quality development where it can be sustained." The application site is located outside of any district centre and therefore the priority is for family housing and other high value, high quality development where it can be sustained.

12.5 The Site is located within an established settlement boundary, where traditional terraced and semi-detached housing is the primary land use. Chapter 5 of this SPS sets out the Site's accessibility credentials and demonstrates that the Site is sustainably located in close proximity to bus and Metrolink services, as well as existing shops, schools and other amenities. Taking this into account, the Site is a logical housing site and would make a significant contribution towards meeting MCC's housing requirements, specifically family housing, by providing 267no new family homes comprising a mixture of 2, 3 and 4 bed dwellings and 36no. apartments for independent adult living.

12.6 Given the significant housing delivery figures for East Manchester as detailed within Policy H4, the proposals comprise a substantial contribution towards this delivery over the plan period of the Core Strategy. With priority given to family housing within sub area, and the relatively dense nature of its existing context, there are a limited number of sites that can deliver a large number of units on a highly sustainable site such as that the development site at Mount Road.

12.7 In addition to the new homes provided by Kellen Homes, 36no. homes are also to be provided by Centrepoint, providing homes for those aged 18 - 25 moving from care and are at risk of homelessness. The provision of these homes within the wider masterplan would provide additional vitality to the residential community and will offer a unique facility which can accommodate the needs of young people in the community. The Centrepoint accommodation will not create significant additional stress on local infrastructure because the residents do not require any specialist healthcare and they are not of school age. Therefore, the Centrepoint proposals fully accord with Policy H10 and provide a specialist form of housing to meet the need of a specialist group within the community.

12.8 The principle of residential development is therefore acceptable and accords with Paragraph 60 of the Framework, the sentiments of Central Government and Policies H1, H4 and H10 of the Core Strategy.

Housing Mix

12.9 A diverse range of housing is required to meet population and household growth in Manchester. A key part of the overall strategy is to provide housing in the most accessible locations.

12.10 Policy H1 'Overall Housing Provision' notes that the type, size and tenure of the housing mix will be assessed on a site by site basis and be influenced by local housing need and economic viability. Policy H4 'East Manchester' notes that priority will be given to family housing and other high value, high quality development where this can be sustained.

12.11 The Kellen Homes element of the proposals provides a range of 2, 3 and 4 bedroom units, which are all designed as family accommodation, with over 50% of the provision 3 and 4 bedroom dwellings, providing a significant contribution to an identified need within East Manchester. Whilst not family homes, the 36no. independent living 1 bedroom studio units provided by Centrepoint will provide a further element of housing which assists vulnerable 18 – 25 year olds out of care and into purpose built accommodation.

12.12 The proposed mix has been informed by careful consideration of the space standards in the Manchester Residential Quality Guidance and will appeal to different market sectors. All of the Kellen Homes accommodation will be family housing and the Centrepoint accommodation will provide housing for vulnerable 18 – 25 year olds.

12.13 The proposals therefore comply with Policies H1 and H4 of MCC Core Strategy.

Affordable Housing

12.14 Affordable Housing in accordance with Manchester Move's[5] latest data shows that there is an extremely high demand for social housing in Manchester with over 15,000 live applications on the Manchester Housing register. The greatest need is for 1, 2 and 3 bedroom properties.

12.15 Policy H 8 ("Affordable Housing") states that new development will contribute to the Citywide target for 20% of new housing provision to be affordable. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options. However, we understand from the

[5] Manchester Move

Council's draft Housing Needs Assessment that more social rented affordable homes are required in the City.

12.16 A viability assessment demonstrates that 20% affordable housing cannot be delivered on site through a Section 106 agreement but that with Homes England Grant, 32% affordable provision (96no.) can be delivered on site, comprising 60 family dwellings delivered by Kellen Homes in partnership with the Southway Housing Trust, alongside 36no. independent living units delivered by Centrepoint. The Section 106 Agreement will be need to be drafted to ensure that the terms comply with Homes England's Capital Funding Guide.

12.17 Paragraph 65 of the Framework states that where major development involving the provision of houses 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.

12.18 The delivery of a 32% provision of affordable housing provides an above policy compliant level of affordable homes for Manchester, across a range of tenures, including family units in additional to specialist independent living accommodation for young people and is a significant benefit of the scheme.

12.19 The family dwellings, delivered by Kellen Homes and in partnership with the Southway Housing Trust provide a range of 2, 3 and 4 bedroom units, whilst the independent living accommodation provides 36no. 1 bedroom apartments.

12.20 Of the 96 affordable units, 49% of the affordable provision (47 units) will be delivered as social rent comprising 36no. independent living units and 11no. family dwellings. 51% (49 units) will be delivered as shared ownership, comprising family dwellings. This results in 16% of the total proposed dwellings across the site being social/affordable rent, which meets a direct need identified by the council.

12.21 The proposals therefore exceed the requirements of Policy H8 of the MCC Core Strategy and Paragraph 65 of the Framework.

Summary

12.22 The proposals will provide significant contribution towards the identified need for homes across Manchester, and in particular the demand set out within Policy H4 with regard to

East Manchester. Furthermore, the proposals will deliver 32% affordable homes, above the minimum policy requirement set out in Policy H8.

12.23 The Kellen Homes element will provide a range of family homes, informed by the Manchester Residential Quality Guidance, with the Independent Living Accommodation element providing homes for vulnerable 18 – 25 year olds.

13 OTHER ENVIRONMENTAL AND TECHNICAL CONSIDERATIONS

13.1 This section of the SPS summarises the other environmental and technical considerations that have been addressed as part of this planning application.

Design

13.2 Good design is emphasised to be a key aspect of sustainable development within national planning policy (Paragraph 126 of the Framework). Policy EN1 of the Core Strategy expects new development in Manchester to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City. In addition, Core Strategy Policy DM1 also states that all development should have regard for the impact on the surrounding areas in terms of the design, scale and appearance of the proposed development and the character of the surrounding area.

13.3 The proposed development will comprise:

- Sports, youth and community facilities;
- 36no. Independent Living Units; and
- 267no. family dwellings.

13.4 All three elements have been designed to be reflective of the scale and type of dwellings in the vicinity of the Site, and will, therefore, ensure that the Site sits comfortably within its surroundings. The proposals are to sit between 2 and 3 storeys, which reflects the existing precedent of height within the locality.

13.5 The elevational designs for all elements have been designed to create a high quality development that is reflective of the local area and existing materiality, while providing a modern aesthetic and positive contribution.

13.6 The residential elements of the scheme, comprising Kellen Homes and the Centrepoint accommodation, has considered the wider context of the Site, reflecting the existing red brick and 1970s architecture of Gorton, whilst utilising modern and contemporary materiality and brick detailing to add further interest to elevational and material detail.

13.7 The proposed sports youth and community building reflects the elevational and material design of the wider residential elements of the masterplan, also utilising red brick, but with

an additional personal touch, unique to GMYF within the masterplan of green brick detailing in subtle areas to create a powerful design statement.

13.8 Throughout the design evolution of the scheme due regard has been given to the incorporation of measures to aid energy efficiency, as detailed further in the Environmental Standards Statement and Energy Statement submitted alongside this planning application. Measures include the incorporation of energy efficient materials and insulations, utilisation of PV panels and the incorporation of water waste heat recovery systems on all Kellen Homes.

13.9 The proposed landscaping strategy will ensure that the development will be visually attractive. The soft landscaping scheme will incorporate a mixture of proposed and retained trees spread across the masterplan, lining all internal streets, complimenting the landscaped gardens which form a key element of the proposed dwellings, with each home benefitting from an individual private garden.

13.10 Landscaping has been incorporated to subtly establish a green buffer between the sports pitches and the residential parcel to the east of the masterplan.

13.11 The proposal has incorporated high quality design across the Site and can therefore be considered compliant with Paragraph 126 of the Framework and Policies EN1 and DM1 of the Core Strategy.

Residential Amenity

13.12 Policy DM 1 of the Core Strategy states that all development should have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. Paragraph 130(f) the Framework states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Privacy

13.13 The proposed residential elements satisfy separation distances as set out by MCC, achieving the following standards and therefore appropriate amenity thresholds:

- Minimum 12m front to side;
- Minimum 20m front to front/ rear to rear; and,

- Minimum 2m side to side.

13.14 The layout of the residential element incorporates natural surveillance through the placement of streets and dual aspect homes.

13.15 To separate and protect the residential elements from the proposed sports pitches, a line of trees and hedgerow will line the eastern boundary of the pitches, reducing the potential for noise effecting residential amenity and obscuring direct views onto the pitches.

Lighting

13.16 A Lighting Strategy plan has been prepared and submitted which seeks to support an appropriate balance of lighting amenity across the site, providing suitably lit pedestrian routes, community and sporting facilities, as well as providing suitable lighting within private dwellings.

13.17 Consequently, there will be no adverse impact on residential amenity in terms of light spillage, in accordance with Policy DM 1 and Paragraph 130 of the Framework.

Air Quality

13.18 Policy EN16 of the Core Strategy states that MCC will seek to improve the air quality within Manchester and Applicants will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development. Paragraph 186 of The Framework states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

13.19 An Air Quality Assessment prepared by Redmore Environmental has been prepared and submitted as part of this application. This assessment has established baseline conditions, considering location suitability for the proposed end-use and assessing potential effects as a result of the scheme.

13.20 Potential construction phase air quality impacts from fugitive dust emissions have been assessed as a result of proposed earthworks, construction and trackout activities. It is considered that the use of good practice control measures will provide suitable mitigation for the proposals and reduce potential impacts to a policy compliant level.

13.21 Review of the dispersion modelling results indicated that predicted air quality impacts as a result of traffic generated by the development were not significant at any sensitive location in the vicinity of the Site.

13.22 The results of the assessment also indicated that pollution levels are below the relevant criteria at all sensitive locations across the development. As such, the Site is considered suitable for the proposed use from an air quality perspective. In addition, to reduce pollution from private vehicles, EV chargers are proposed across the site.

13.23 Based on the assessment results, the impact of the proposed development on local air quality is considered to be not significant and therefore compliant with Policy EN 16 of the Core Strategy and Paragraph 186 of the Framework.

Arboriculture

13.24 Policy EN9 of the Core Strategy states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

13.25 Paragraph 131 of the Framework states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.

13.26 An Arboricultural Impact Assessment has been prepared by Ascerta and is submitted with this application.

13.27 An assessment was carried out on the 25th November 2022 by Ascerta surveying trees growing both on and immediately adjacent the Site in accordance with British Standard 5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

13.28 Existing trees (Group G2) which currently lie adjacent to Wembley Road are identified for removal, due to their condition as Category C2 trees. 7no trees are marked for removal which lie adjacent to Mount Road again due to their poor condition, and are categorised

as either C2, C1 or B1 trees. 15no. trees are to be retained on Mount Road as part of the proposals, with some requiring minor pruning works to facilitate development.

13.29 As detailed within the submitted Design and Access Statement and Landscaping Drawings, 221 trees are to be planted on site.

13.30 The report recommends preliminary protection measures for those trees retained which are to be agreed via condition subject to the determination of the application.

13.31 The proposal is therefore considered compliant with Policy EN9 of the Core Strategy and Paragraph 131 of The Framework.

Framework CEMP

13.32 A Framework Construction Environmental Management Plan and Construction Traffic Management Plan, prepared by Kellen Homes has been submitted with this application.

13.33 The CEMP provides the details of the measures that will be implemented to minimise and mitigate the construction traffic and the associated environmental impacts from the development. The primary objective of the CEMP submitted is to ensure that the relevant provisions set out by Manchester City Council are met and the amenities of neighbouring stakeholders are protected during the works.

13.34 A summary of the construction management protection measures to be put in place are detailed below:

- Construction activity limited to suitable hours which include Monday – Friday 07:30 – 17:00, Saturday between 08:00 and 14:00 and no working on Sundays and bank holidays;
- A suitably identified compound location and identified entrances for all site traffic on Mount Road and Wembley Road;
- Suitable loading and unloading measures with defined pedestrian crossing points and compliant vehicle entry, storage and lifting operation procedures;
- The Site is to be enclosed by a standard Heras fence with its condition checked daily. 24/7 security will protect the Site, and construction warning traffic signs and emergency contact details will be located in suitable locations around the construction site;

- All vehicles leaving the Site will be inspected and cleaned where required, with road sweepers to be booked as required to minimise dirt across the Site;

- Dust and air quality control measures will be installed across the Site including a monaflex netting incorporated within site fencing and mobile sprayers utilised where required;

- A scheme for suitable recycling and disposal of waste will be provided, with specific skips allocated for the recycling of timber, plasterboard, brick and rubble, with on site metal collection provided by a private contractor;

- A noise and vibration strategy has been formulated with best practice measures and will be overseen by the Site Manager. Operational hours will be followed (summarised above), and the incorporation of self charging generators, acoustic enclosures, hydraulic plant and vibration monitors will be utilised where required;

- A suitable complaints procedure will be run by the Site Manager, and letter drops will regularly take place to nearby residents and local businesses notifying those relevant of contact details and key milestones of the development;

Crime Impact Assessment

13.35 Policy DM1 of the Core Strategy states that all new development should have regard to community safety and crime prevention.

13.36 Paragraph 130 of the Framework states that planning policies and decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

13.37 A Crime Impact Assessment prepared by Greater Manchester Police has been submitted as part of this application.

13.38 The proposals have been assessed against the principle of Crime Prevention Through Environmental Design (CPTED), in order to reduce the opportunities for crime and fear of crime.

13.39 The scheme is considered acceptable, and additional features were proposed to improve the scheme from a crime perspective, comprising:

- Secure Cycle provision.
- Access control for entrance lobbies.
- Post and delivery arrangements.
- Ground floor external material protection against graffiti.
- Defensible space around ground floor windows.
- Adhering to Secure by Design Standards.

13.40 The proposed development has been designed to be safe and secure for prospective users and has incorporated the measures recommended by GMP to contribute to the prevention of and fear of crime, in accordance with Core Strategy Policy DM 1 and paragraph 130 of the Framework (2023).

Ecology

13.41 Chapter 15 of the Framework (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment. Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity, stating that development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

13.42 Policy EN15 of the Core Strategy states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the Site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

13.43 A Preliminary Ecological Appraisal has been prepared by Tyler Grange in support of this application. A summary of the key findings is set out below.

13.44 The Site comprises an area of species-poor grassland set within a concentrated urban environment, with trees lining the eastern and western boundaries. With regards to nature conservation, no impacts are expected on any statutory or non-statutory nature conservation designations given the considerable distance between them and the Site.

13.45 The survey found no adverse impacts in relation to protected species. Whilst the Site is considered to be of negligible value ecological value, there are habitats adjacent which provide opportunities for some species which may pass through the Site during construction phase, for which protection measures are proposed to be put in place.

Biodiversity Net Gain

13.46 The proposals would result in the loss of all on site habitats, which would leave a measurable net loss in biodiversity (- 37.37%). An off-site receptor area is therefore proposed, in agreement with MCC, that will secure off site habitat enhancement to offset the on site loss.

13.47 The offsite receptor proposed the Godfrey Ermen Site, which is an area of grassland located 2.1km to the north west of the development site, and is owned by GMYF in its entirety.

13.48 A condition assessment of Godfrey Ermen has been carried out by Tyler Grange, where it was considered 'poor' as existing.

13.49 The approach for the off-site habitat improvements include enhancing the bramble scrub to a more diverse 'mixed' scrub area. This will include selected removal of bramble, and re-planting with native scrub species such as blackthorn, elder, dog rose, hawthorn or hazel. This will allow the Site to fulfil the 'good' criteria of the condition assessment. In addition, 20 new trees are proposed to be planted at the Godfrey Erman Site.

13.50 The combination of onsite and offsite mitigation proposals, enables the scheme to achieve a Biodiversity Net Gain of 10.35%. There are no identifiable adverse impacts to protected species. It can therefore be considered that the proposals are compliant with Paragraphs 170 to 177 of The Framework and Policy EN15 of the Core Strategy and that the biodiversity net gain is a significant benefit of the scheme.

Energy and Sustainability

13.51 An Energy Statement, prepared by AES Sustainability Consultants has been submitted as part of this application.

13.52 The statement demonstrates that the proposals follow a fabric first approach and result in compliance with Part L of the Building Regulations 2021 and targets set out within Policy EN4 and EN6 of the MCC Core Strategy.

13.53 The design of all buildings has followed the Be Lean, Be Clean and Be Green, fabric first strategy.

- Be Lean – the proposals focus on minimising heating, cooling, with key considerations across the proposals comprising:
    - Building orientation – maximising solar gain and daylight;
    - Building placement – control overshadowing and wind sheltering;
    - Landscaping – controlling daylight, glare and mitigating heat island effects;
    - Building design – minimise energy demand through fabric specification.
- Be Clean – the design and specification of buildings proposed utilise the following:
    - High efficiency heating and cooling systems;
    - Ventilation systems;
    - Low energy lighting;
    - High efficiency appliances.
- Be Green – the proposals have considered the potential for low carbon and renewable energy systems to be utilised, a summary of which is outlined below.

13.54 An assessment of the potential for low carbon and renewable energy sources has been undertaken within the report.

13.55 The assessment considers that solar thermal systems and PV panels are the most suitable form of technology throughout the proposals. The sports, youth and community hub and Kellen Home elements of the scheme have all incorporated this technology into the design of each building.

13.56 The statement also considers overheating risk. In order to address this, the following key measures have been taken throughout the proposals:

- A layout which incorporates significant green space, including private gardens, reducing the potential for heat build up enclosed by large tarmac areas.

- Glazing specification considering the requirements of solar gain and unwanted summer gain.
- Consideration of the thermal mass of construction materials.

13.57 Sustainable design has also been a key consideration throughout, with the proposals incorporating the following:

- Incorporating recycled materials within design where feasible;
- Increasing the use of materials which can be reused upon future deconstruction;
- Incorporation of waste collection services through MCC once the proposals are operational, allowing for day to day waste to be recycled.
- Facilities to recycle construction waste where feasible;
- Water efficiency measures incorporated across all proposed buildings.

13.58 Furthermore, a Sustainability and Energy Standards Statement prepared by Kellen Homes has been submitted as part of this application.

13.59 The proposals are therefore considered compliant with Policy EN4, EN6 and EN8 of the MCC Core Strategy, alongside Paragraphs 153 and 154 of The Framework.

Flood Risk and Drainage

13.60 Policy EN14 of the Core Strategy states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding.

13.61 Paragraph 159 of the Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere

13.62 A Flood Risk Assessment (FRA) has been prepared by Towsend Water Engineering Limited in support of this application. A summary of the key findings is set out below.

13.63 The Site is located within Flood Zone 1, where there is a low probability of flooding from rivers and the sea or surface water flooding. As the development refers to dwellings (a more vulnerable use) and is located within Flood zone 1, the Site passed the sequential test, resulting in no requirement for an exception test.

13.64 The proposed development will be split into two catchments with the sports, youth and community provision and the other main residential element. The discharge will be split to the sport pitches which will have a maximum discharge of a 8.4l/s and the housing element, a maximum discharge of 50l/s. It is proposed to discharge surface water into the Nico Ditch, which lies to the south of the site, with a surface water pump required due to levels of the Site.

13.65 The Site will also be required to have attenuation up to and including the 1 in 100 year event plus climate change of 45% for the surface water. This will be kept in oversized pipes.

13.66 Therefore, the proposed development accords with Policy EN14 of the Core Strategy and paragraph 159 of the Framework. Consequently, the Assessment concludes that the development of the Site should not be precluded on flood risk grounds.

Ground Conditions

13.67 A Phase 1 Geo- environmental Site Assessment has been undertaken by Brownfield Solutions Ltd. A summary of the key findings is set out below.

13.68 The report notes that the use of the Site has not largely altered since 1922, with the predominant use as sports pitches, with ancillary supporting buildings. Prior to this, several ponds have been identified on site, but these were removed by 1892.

13.69 With regard to the geo-environmental assessment, the overall risk to human health from on-site soil contamination is considered to be moderate / low, with the risk from off site sources considered low. Controlled water risk is also considered to be low.

13.70 Further intrusive investigation is recommended to confirm the above assessment.

13.71 In summary, by following the mitigation measures outlined within the Phase I Assessment prepared by E3P, the proposed development will accord with Policy EN18 of the Core Strategy and paragraph 183 of the Framework.

Historical Desk Based Assessment

13.72 A Historical Desk Based Assessment prepared by Nexus Heritage has been submitted as part of this application.

13.73 There are no registered World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the Site and the assessment confirms that the Site does not contain designated heritage assets for which there would be a presumption in favour of preservation.

13.74 In archaeological terms there is no overt interest at the Site, and any archaeological potential would be related to the presence of what is interpreted to be an early medieval earthwork feature 'the Nico Ditch', which runs parallel to and just south of the Site's southern boundary.

13.75 The assessment notes that while the Nico Ditch is identified as an important archaeological feature, the heritage value of the site since its development into sports pitches is now negligible. The proposed development does not require the abstraction of any ground water or to alter the moisture content of the land surrounding the ditch, and is therefore considered to equate to negligible harm.

13.76 The assessment notes that the sites closest asset of historical significance is the Grade II Listed The Church of Our Lady and St. Thomas of Canterbury circa 200m from the Site. The proposed development has been considered and assessed and it is concluded that the changes to Site represented by the proposed development would lead to no harm to special architectural or historic interests of the Church of Our Lady and St. Thomas of Canterbury or its setting.

13.77 Ultimately, the proposed development would not result in any harm to any known heritage asset and the proposed development is not in conflict with any national or local policy provision for archaeological monuments and heritage assets.

13.78 The proposals are therefore considered compliant with Policies EN3 and DM1 of the Core Strategy and Paragraphs 199 – 202 of the Framework.

Highways

13.1 A Transport Assessment and Travel Plan has been prepared by CBO Transport and accompanies the application.

Accessibility

13.2 With the proposed linkages in place to Mannering Street to the north and the dedicated footway /cycleway to the south, the pedestrian and cycle infrastructure in the vicinity of the site and on local desire lines is considered to be of a good quality, providing a suitable and safe pedestrian and cyclist environment. This pedestrian and cycle infrastructure also provides access to services, facilities and the public transport network that are within walking and cycling distance of the Site.

13.3 Pedestrian connectivity represents a realistic alternative to the car for future residents and users of the community facilities, as well as access to the local bus network and railway network which supports both residential and community uses on Site.

Parking and Access

13.4 The proposed access arrangements off Wembley Road and the B6178 Mount Road are considered acceptable and appropriate from a design and safety perspective, whilst the junction form is also considered to be in keeping with the surrounding highway network.

13.5 Furthermore, assessments show there would be no operational issues associated with the proposed site layout and that the access arrangements proposed would be more than sufficient to adequately serve the proposed development.

13.6 To accommodate the Wembley Road access to the site, it is proposed to relocate the existing northbound Wembley Road bus stop approximately 50 metres to the south. As part of this relocation, it is also proposed to include a dropped crossing provision on Wembley Road to improve access to bus stops, with this crossing being protected by bollards following the recommendation of the Road Safety Audit.

13.7 The proposed car and cycle parking provision within the Site is considered to accord with MCC's, GMYF and Kellen's requirements and provides what is considered an appropriate level of provision for the proposed development.

Development Trip Demand

13.8 Based on numerical analysis, it is considered that the traffic increases arising from the development at the B6178 Mount Road / Matthews Lane junction warrant the undertaking of operational assessments. However, at the remaining junctions identified as forming part of the study area, it is considered that the level of changes on traffic flow as a result of the proposed development would not be noticeable on the ground and would have no

material impact on junction operation. No operational assessment is therefore considered necessary in these locations.

13.9 Notwithstanding the above, operational assessments have been carried out at all off-site junctions. These operational assessment show that the proposed development would not result in any significant increase to queuing and delay at the existing junctions within the study area and that the operation of these junctions would not be materially affected by the proposals. Consequently, the impact of the development on the existing highway network cannot be considered severe.

Road Safety

13.10 There are no notable accident issues on Wembley Road, the B6178 Mount Road along the Site frontage or at the B6178 Mount Road / Matthews Lane junction where traffic from the proposed development may exacerbate. Whilst there have been a number of personal injury accidents recorded at the identified off-site junctions within the study area, particularly at the A57 Hyde Road / A6010 Pottery Lane junction, it is also suggested that the minimal increases in traffic in these locations associated with the development considered against existing traffic flows through these junctions would not materially exacerbate existing conditions.

13.11 The proposed development accords with Policy T 2 of the Core Strategy and Paragraph 111 of the Framework.

Noise

13.12 Policy DM1 of the Core Strategy states that all development should have regard to effects on amenity including noise. Paragraph 185 of the Framework states that planning policies, decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development

13.13 A Noise Impact Assessment prepared by E3P has been undertaken to determine the noise levels associated within the immediate vicinity of the site, and assess their impact upon the key receptors as proposed. A summary of the key findings is set out below.

13.14 An attended road traffic sound measurement has been undertaken for Mount Road and Wembley Road during a typical weekday period in accordance with the calculation of road traffic noise. No other notable sources of sound impact upon the Site.

13.15 The assessment recommends higher specification glazing and a whole dwelling ventilation system for certain dwellings in accordance with the requirements given in the Building Regulations ADF. Furthermore, acoustic barriers of 1.8 m in height are also required to protect certain gardens from road traffic and sports pitch sound. These are to be implemented as part of the proposals.

13.16 With mitigation measures in place, this assessment has shown that no adverse impact is predicted day or night at the receptors due to road traffic or sports pitch sound. As such, noise should not be a material consideration in the granting of planning permission.

13.17 The proposals are therefore compliant with Policies DM1 and Paragraph 185 of the Framework (2023).

Summary

13.18 This section has demonstrated the acceptability of the proposals in terms of:

- Design
- Residential Amenity
- Air Quality;
- Arboriculture
- CEMP
- Crime Impact
- Ecology
- Energy and Sustainability
- Flood Risk and Drainage
- Ground Conditions
- Highways
- Heritage and archaeological matters; and
- Noise;

14 DRAFT SECTION 106 HEADS OF TERMS

14.1 This section sets out a first draft of the heads of terms for a Section 106 Agreement in relation to the proposed development.

14.2 These draft heads of terms are set out on behalf of Kellen Homes and GMYF to inform the preparation and negotiation of a Section 106 agreement with MCC to support this planning application. The table set out below details those contributions to be discussed further with MCC during the consideration of the planning application.

Table 9: Section 106 Obligations	
Obligations	**Comments**
Playing Pitch Improvement Works Contribution	A financial contribution, will be provided to deliver off site playing field mitigation. The exact amount of contribution and timing of the sports pitch provision will be confirmed once the strategy has been agreed between the Applicant and the Council.
Affordable Housing	96no affordable homes to be provided on site (32%).

Summary

14.3 This section has detailed the Section 106 contributions that the Applicant intends to discuss further with MCC during the consideration of the planning application.

15 SUMMARY AND CONCLUSION

15.1 This SPS has been prepared by Asteer Planning on behalf of Kellen Homes and GMYF in support of a full planning application at the Former Mellands Playing Fields, Gorton.

15.2 The description of development is as follows:

"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road".

Greater Manchester Youth Federation

15.3 Section 2 provides the background to The Greater Manchester Youth Federation (the Charity).

15.4 GMYF is a registered charity, whose origin dates to the mid 1800's. GMYF currently works with a wide variety of voluntary youth groups and projects throughout the most disadvantaged communities of Greater Manchester. However, GMYF has been operating in an extremely challenging environment due to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Therefore, following a strategic review, the Charity is disposing of redundant land it owns, such as the land at Mount Road. The receipt from the sale of the application site will be reinvested to deliver on GMYF's future investment plans, which aim to create opportunities for as many young people as possible in Greater Manchester.

15.5 Further funding is essential to allow the 125-year-old charity to continue to operate in the long-term and to fulfil its aim of delivering a year-round programme of recreational and educational opportunities to young people, volunteers and leaders within GMYF's affiliated clubs that encourages them to reach their full potential.

Kellen Homes

15.6 Section 3 provides the background to Kellen Homes, who GMYF have selected as the preferred development partner for the site.

15.7 Established in 2020, Kellen Homes work across the North West to create homes for all by offering properties to suit a range of lifestyles and budgets without compromising on quality. Kellen Homes builds beautiful, modern and energy-efficient homes for people who value quality and style. Our new build homes are designed to suit a range of lifestyles and budgets, offering spacious and thoughtfully-planned properties for everyone. Kellen Homes have an existing pipeline of over 2,000 homes to be delivered in Greater Manchester with current live sites in Bury, Rochdale, Salford and Manchester.

Centrepoint

15.8 Section 4 provides the background to Centrepoint, who will operate the independent living accommodation element of the scheme.

15.9 Centrepoint provides housing and support for young people between 18 – 25 leaving the care system, in London, Manchester, Yorkshire and the North East and through partnerships all over the UK.

Pre Application Engagement

15.10 Section 5 provides a summary of the pre application consultation undertaken with MCC, MCR Active, the local community and other key stakeholders prior to the submission of the application.

15.11 The Applicant has sought to work proactively with MCC planning, MCR Active, Ward Councillors and local residents. These discussions have informed the replacement playing pitch strategy and the design and layout of the proposed scheme. The proposals have incorporated the feedback received during the pre-application engagement undertaken wherever possible, whilst ensuring that the proposed development accords with local and national planning policy requirements.

Site and Surroundings

15.12 Section 6 provides a detailed description of the Whole Site's location, characteristics and accessibility credentials.

15.13 The Whole Site comprises areas land extending to 13.7 hectares at land at Mount Road, Gorton, and Godfrey Ermen. Both areas are situated within predominantly residential areas located to the west of Manchester City Centre and within the administrative boundary of MCC.

Proposed Development

15.14 Section 7 describes the use and amount, layout, scale and massing, appearance, and means of access to the development for which planning permission is sought. The application proposals are described in detail in the accompanying Design and Access Statement prepared by Gillespies, which should be read in alongside this SPS.

15.15 The proposed development comprises a sports, youth and community hub with associated sports provision, comprising 2no grass football playing pitches, a combined netball / basketball court and a cricket strip.

15.16 Furthermore, 267no dwellings are proposed, alongside 36no young persons accommodation in addition to associated infrastructure, including landscaping, car parking and access from Mount Road and Wembley Road.

15.17 The proposed development has been designed with due regard given to the Site's surroundings and the technical assessments undertaken by the Applicants' project team. Overall, the proposals will deliver a high-quality sports, community and residential development.

Planning Policy Framework

15.18 Section 8 of this SPS sets out the key planning policies at national and local levels which are relevant to the determination of this planning application. The application proposals are evaluated in the context of the relevant policies identified in the subsequent sections of the SPS.

15.19 As defined by the adopted policies map the site comprises unallocated land within the East Manchester sub area and the Inner Areas. This section details the adopted and emerging local and national planning policy and guidance, including Manchester's PPOSS and several SPDs, that are of relevance to the site and the proposed development.

Affordable Housing Statement

15.20 The proposed development will deliver an above policy requirement level of affordable housing (32%). Of the 90no affordable units, 49% will be social rented, including the independent living accommodation and 51% will be shared ownership. The affordable units will comprise a mix of 2, 3 and 4 bedroom family homes, which will be tenure blind and distributed across the site, alongside the independent living accommodation.

Appraisal of Sports, Youth and Community Uses

15.21 The proposed youth and community facilities will enhance and further GMYFs charitable ability to work with disadvantaged young people across the communities of Greater Manchester.

15.22 Gorton, and the wider community around the sites context, is often considered as a significantly deprived neighbourhood within Manchester and the wider region. The proposal for a Community Hub within Gorton will provide additional facilities within the local community to reach disadvantaged young people and community groups.

15.23 The sporting element, which includes 2no grass football pitches, a cricket strip and a combined basketball / netball court will provide dedicated, maintained, high quality sporting facilities, for clubs associated with GMYF within the local community.

15.24 Discussions are ongoing between the Applicant and MCR Active regarding the playing pitch mitigation strategy. A note prepared by Sports Planning Consultants has been prepared and submitted in support of this planning application which summarises the latest position. An addendum to this SPS and a detailed Playing Pitch Mitigation Strategy including agronomy work will be submitted in due course.

Appraisal of the Residential Development

15.25 The proposals will provide significant contribution towards the identified need for homes across Manchester, and in particular the demand set out within Policy H4 with regard to East Manchester.

15.26 303 dwellings are proposed in total. The 267 open market homes are proposed which will provide a range of 2, 3 and 4 bedroom family homes, informed by the Manchester Residential Quality Guidance,

15.27 96 affordable units are proposed comprising a 32% provision and an above policy compliant level of affordable homes for Manchester. Of the 96 affordable units, 49% of the affordable provision (47 units) will be delivered as social rent comprising 36no. independent living units and 11no. family dwellings. 51% (49 units) will be delivered as shared ownership, comprising family dwellings. Included within the 32% are with 36no independent living units providing homes for vulnerable 18 – 25 year olds.

Other Environmental and Technical Considerations

15.28 Section 12 demonstrates the acceptability of the proposals in terms of Design, Residential Amenity, Air Quality, Arboriculture, CEMP, Crime Impact, Ecology, Energy and Sustainability, Flood Risk and Drainage, Ground Conditions, Highways, Heritage and archaeological matters, and Noise.

Planning Benefits

15.29 The proposals will deliver a series of social, environmental and economic benefits which should be afforded significant weight in the determination of the application. These include:

Social

- The receipt from the land sale will facilitate GMYF's future investment plans so that the Charity can continue with their support of over 50 affiliated clubs across Greater Manchester, and to reach out to further clubs. Future investment opportunities include:
    - Widen GMYF's activity network throughout Greater Manchester so that young people can experience the arts, water-based sports and interests;
    - Target the improvement of GMYF facilities and activities for the club's young people by offering them food and a warm space; and
    - A full funding package for the training of youth workers developed to degree level for new and existing team members.
- The provision of 2no football pitches, 3x3 netball/basket court and a cricket strip in a safe and accessible location will encourage young people in the community to life a healthy and active lifestyle, build relationships, further their social skills and interactions with others.
- The delivery of 96no. affordable homes equates to 32% of all of the homes on site and helps to meet a significant demand for affordable homes across Manchester.
- The residential element of the proposals will make a significant contribution towards the Council's housing requirement by delivering 303no. new homes, comprising predominantly family housing.

- The development will deliver new housing and facilities in a sustainable location.

Economic

- Creation of over 1,200 gross temporary construction jobs during the delivery phase of the scheme.
- A total gross value added of £106m to the local economy, comprising the residential, sports and community facilities.
- £450,000 in Council Tax for MCC generated annually once the entire site is operational.
- £3.6m retail spend across the local community of Gorton and wider Manchester.
- Securing viable funding, management and operation for sports facilities which otherwise have no viable future.

Environmental

- Delivery of 10.35% Biodiversity Net Gain, through on site and off site mitigation proposals, encompassing the proposal site and land at the Godfrey Erman Site.
- Delivering a minimum of 2:1 tree replacement strategy, across the site. 221 new trees will be planted to improve and enhance green infrastructure within a primarily urban area.
- Delivery of EV charging across the site, with 1no per dwelling for those delivered by Kellen Homes, and 10no EV chargers for the sports, youth and community provision.
- Incorporation of sustainable design and the reduction of carbon output through the use of high quality building materials and insultation, and the delivery of solar PV panels on both residential and community elements of the proposals.

Conclusion

15.30 In summary, the proposals will deliver high quality sports, youth and community facilities, alongside high quality, family and independent living accommodation for young people.

15.31 The proposals have been developed through thorough pre application discussions with MCC and MCR Active, alongside consultation with the local community.

15.32 The proposed sports, youth and community hub alongside the associated sporting facilities will enable GMYF to deliver further key charitable services and facilities, helping disadvantaged and vulnerable young people within the local community, whilst supporting the wider residents of Gorton. The football pitch element, alongside the netball / basketball court and cricket strip will provide high quality facilities for clubs affiliated with GMYF, and secure a long term viable option for a site which otherwise has no viable future.

15.33 The residential element will provide a significant contribution to housing need identified across Manchester, and in particular East Manchester. This will comprise family homes and independent living accommodation provided by Centrepoint. The proposals provide 32% affordable housing which is a significant benefit.

APPENDIX 1 – LIST OF DRAWINGS

Title	Reference	Author
Drawings		
Location Plan	KH008-A-000	Kellen Homes
Colour Site Layout	KH008-A-100 Rev P7	Kellen Homes
Storey Heights Plan	KH008-A-102 Rev B	Kellen Homes
Affordable Tenure Plan	KH008-A-105	Kellen Homes
House Type Plan	KH008-A-106 Rev A	Kellen Homes
Materials Plan	KH008-A-200 Rev E	Kellen Homes
Boundary Treatment Plan	KH008-A-300 Rev F	Kellen Homes
Street Scenes	KH008-A-600 Rev A	Kellen Homes
High Level Drainage Strategy	KH008-A-605 Rev H	Kellen Homes
Waste Management Plan	KH008-A-700 Rev B	Kellen Homes
Typical Cycle Store	KD-A-520	Kellen Homes
Typical Bin Store	KD-A-521	Kellen Homes
Acacia Plans	Acacia_01_Plans	Kellen Homes
Acacia Elevations	Acacia_02_Elevations	Kellen Homes
ADU835 Plans	ADU835_01_Plans	Kellen Homes
ADU835 Elevations	ADU835_02_Elevations	Kellen Homes
ADU1009 Plans	ADU1009_01_Plans	Kellen Homes
ADU1009 Elevations	ADU1009_02_Elevations	Kellen Homes
Cedar Plans	Cedar_01_Plans	Kellen Homes
Cedar Elevations	Cedar_02_Elevations	Kellen Homes
Emerson Plans	Emerson_01_Plans	Kellen Homes
Emerson Elevations	Emerson_02_Elevations	Kellen Homes
Hickory Plans	Hickory_01_Plans	Kellen Homes
Hickory Elevations	Hickory_02_Elevations	Kellen Homes
Olive Plans	Olive_01_Plans	Kellen Homes
Olive Elevations	Olive_02_Elevations	Kellen Homes
Community Hub Render 1	Render 1	Kellen Homes
Community Hub Render 2	Render 2	Kellen Homes
Community Hub Render 3	Render 3	Kellen Homes
Community Hub Render 4	Render 4	Kellen Homes
Community Hub Render 5	Render 5	Kellen Homes
Community Hub Render 6	Render 6	Kellen Homes
Community Hub Render 7	Render 7	Kellen Homes
Community Hub Render 8	Render 8	Kellen Homes
Community Hub Render 9	Render 9	Kellen Homes
Proposed Ground Floor Plan	GMR-KMA-XX-XX-DR-A-7001-A3-P1	KMA
Proposed First Floor Plan	GMR-KMA-XX-XX-DR-A-7002-A3-P1	KMA
Proposed Roof Plan	GMR-KMA-XX-XX-DR-A-7003-A3-P1	KMA
Proposed Elevations (West and South)	GMR-KMA-XX-XX-DR-A-7100-A3-P1	KMA
Proposed Elevations (East and North)	GMR-KMA-XX-XX-DR-A-7101-A3-P1	KMA

Proposed Refuse/Recycling Store	GMR-KMA-XX-XX-DR-A-7400-A3-P1	KMA
Proposed Bicycle Store	GMR-KMA-XX-XX-DR-A-7401-A3-P1	KMA
Proposed Equipment Store	GMR-KMA-XX-XX-DR-A-7402-A3-P1	KMA
Planting Plan 1 of 6	P21374-00-001-GIL-0400-P03	Gillespies
Planting Plan 2 of 6	P21374-00-001-GIL-0401-P03	Gillespies
Planting Plan 3 of 6	P21374-00-001-GIL-0402-P03	Gillespies
Planting Plan 4 of 6	P21374-00-001-GIL-0403-P03	Gillespies
Planting Plan 5 of 6	P21374-00-001-GIL-0404-P03	Gillespies
Planting Plan 6 of 6	P21374-00-001-GIL-0405-P03	Gillespies
Sitewide Planting Plan	P21374-00-001-GIL-0406-P02	Gillespies
External Lighting Assessment	SL1120.APT.HLG.XX.DR.Y.911001 Rev 2	Aptus Utilities
Construction Details for Indoor Unit Substation	900350-028 Rev 1	Electricity North West

APPENDIX 2 – CENTREPOINT OPERATIONAL STATEMENT

Operational Statement

Centrepoint Independent Living Programme – Genuinely Affordable Homes for working adults aged from 18yrs up to 25yrs

Mount Road, Gorton, Manchester

On behalf of Centrepoint the UK's leading youth homelessness charity

November 2023

Prepared By: Centrepoint, Central House, 25 Camperdown Street, London, E1 8DZ

Version 1

Date: November 2023

CONTENTS

1. JOINT STATEMENT: Centrepoint & Greater Manchester Youth Federation
2. INTRODUCTIONS
3. VISION
4. MANAGEMENT
5. MOVE ON AFTER INDEPENDENT LIVING

1 JOINT STATEMENT

1.1 Greater Manchester Youth Federation and Centrepoint are committed to improving the lives of young people and this unique partnership brings 2 special charities together to create an opportunity that will offer young people dynamic living spaces combined with a state of the art sports facility. This partnership will ensure that the young people of Gorton are supported with their education, life choices, employment and wellbeing. Greater Manchester Youth Federation and Centrepoint have been committed to improving the lives of young people for a combined total of over 150 years. They have now combined their knowledge and expertise to create a unique partnership enabling them to offer young people dynamic modern, secure and purpose built living spaces for Independent Living on a site owned by GMYF within the neighbourhood of Gorton, Manchester.

1.2 GMYF will grant Centrepoint a long lease at a peppercorn rent and in turn, Centrepoint will use funds specifically raised for the project to build 36 state of the art single occupancy studio apartments. The apartments will be easy to maintain and low cost to run. The young people will be supported with their education, life choices, employment and wellbeing.

1.3 The location of the apartments has been specifically chosen to have main road frontage and adjacent to the new youth and community centre so as to encourage the young people to feel embedded and safe in their community. GMYF will always have an 'open door' for the Centrepoint customers and will welcome them to participate in volunteering activities, outdoor education opportunities, physical and well being offers being run at the Centre.

1.4 This is only the second project of its kind developed by Centrepoint and the first outside of London. Both GMYF and Centrepoint are excited to bring this project to Manchester and to be able to support our young people on their journeys into fulfilling and fruitful adult lives.

2 INTRODUCTION

2.1 This Operational Statement has been prepared by Centrepoint, UK's leading youth homelessness charity in relation:

- 36 purpose built Independent Living Programme properties at the Mount Road site in Gorton

2.2 It sets out Centrepoint's Independent Living Programme – Stepping stone accommodation plan, it details the management of its Mount Road facility.

Centrepoint, the UK's leading youth homelessness charity

Our History

2.3 The charity started out as a London night shelter,. In the centre of London's Soho in December 1969, the Revered Ken Leech opened a night shelter in the basement of his church to give young homeless people a safe place to sleep.

2.4 Back in 1969 our founders looked at the number of young people sleeping on the streets and instead of saying 'something should be done' they thought 'what can I do?' From this attitude Centrepoint was born and while the way we deliver our services has changed, we remain true to our roots – supporting young people out of homelessness and on to the future they rightfully deserve.

2.5 Centrepoint has grown over the last 50 years and reaches out and supports young people in a range of areas across the country with a large assessment and support offer in central Manchester.

Alongside partners, we support over 16,000 young people every year and campaign to end youth homelessness by 2037. Across the United Kingdom, we estimate that 129,000 young people aged 16-24 presented to their local authority as homeless or at risk of homelessness. Included in that number is 17,000 young people in the North West alone.

In September 2005, Prince William, HRH, The Prince of Wales, became patron of Centrepoint. The Prince of Wales met young people and made a speech at a celebratory event in 2008.

He recalled the days he visited us with his mother, Princess Diana. He said: "That example of selfless service that Centrepoint represents has stayed with me, and that is why it was the first charity that I wanted to be associated with." He also said he had witnessed, first hand, "the extraordinary courage of so many of Centrepoint's young people in rising to meet such seemingly insurmountable challenges in their lives."

Current Status

2.6 The charity owns and leases homes and property across the North West, Greater London, Sunderland and Yorkshire, supporting each young person to recognise the skills they already bring. We work with them to develop more skills, and access support that enables each person to find a safe home to live in and training or an apprentiship placement enabling each young person to become job ready and independent enough to live without ongoing support.

2.7 Centrepoint has an ambitious development strategy with its focus being right sized homes for homeless young people. We have a number of live developments shaping and supporting local authorities to address the needs of homeless young people who have presented for support in their localities. Centrepoint works in partnership with others to:

- Prevent homelessness
- Deliver innovative programmes that allow young people to live and be independent
- Amplify the voices of homeless young people
- Optimise our capacity by investing in people, buildings and technology
- Link into wider networks and scope out joint working opportunities

The Site

2.7.1 The site has come forward as part of a wider proposed development at Land at Mount Road, Gorton in Manchester.

2.7.2 The proposals will see the existing vacant site, and former playing fields, redeveloped to bring forward 36no independent living accommodation owned and managed by Centerpoint Charity, 2no football playing pitches, community and sports facilities and 267no high quality residential dwellings for rent and sale.

2.7.3 Our Operational Statement relates to the management and operation of the 36no independent living accommodation only.

3 VISION

3.1.1 This section envisions how Centrepoint's Independent Living Programme will ensure the proposed scheme contributes to the local community by providing safe, appropriate accommodation for working young people before they move onto their forever homes.

3.1.2 Centrepoint's aspirations for all its developments and programmes of work, are to enhance the opportunities available for young people by:

- Building more one bedroom and studio social housing, specifically for young people who are ready to be in paid work and can demonstrate that they can live independently.
- Asking local authorities to allocate more social housing to vulnerable young people.
- Providing more funding and support to organisations, such as Centrepoint, St Basil's and YMCA England and Wales, who are developing innovative schemes aimed at housing homeless young people.
- Empowering vulnerable young people living in supported housing to access employment, gain work experiences in order to contribute and feel more connected to the communities they live in.

4 MANAGEMENT

4.1 This section details how the homes will be managed and supported by Centrepoint's Independent Living Programme Service (ILP), which will include standard operational hours, out of hours/emergency support and other security measures.

Centrepoint colleagues & Housing Management offer

4.2 The Mount Road ILP scheme will have a dedicated Independent Living Housing Officer (ILO). This role takes the lead on managing people, property and place.

The ILO has onsite responsibility for the general scheme management, day to day customer guidance and housing management, community liaison with those living near to the scheme as well as ongoing timely contact with the onsite GMYF team and other relevant stakeholders.

In addition, Centrepoint Charity has a large, well established local offer with our head office based on Oldham Street in Manchester's Northern Quarter, which is a short distance away from the Mount Road scheme. This additional local support enhances the offer and ongoing support for all allocated customers living in the ILP scheme and ensures that there is back up staffing or additional support at busy times or if an ILP customer requires more intense guidance for a period of time.

Each ILO is responsible for active tenancy management, overseeing all stock tasks including regular monitoring of property condition, with a focus on managing relationships with other customers, neighbours and stakeholders within the local community. Our ILOs are intentionally visible, easily contacted and well managed to offer an integrated, locally focused housing management service.

In addition, all ILP customers are matched with a local Independent Living Advisor (ILA). This is a Centrepoint Volunteer role that offers a range of ongoing support and advice on career development, engagement, move on and supports each ILP customer to network and increase connections pertinent to their planned life goals. ILAs work with our customers at a time that is convenient to them and outside standard work hours to ensure we do not impact on each customer's commitment to paid work.

Criteria and Eligibility to Independent Living Programme schemes

4.3 The Independent Living Programme (ILP) is designed to provide medium-term accommodation for single working young people aged 18yrs up to 25yrs old – i.e. not

couples or families - offering a maximum of up to 5 years fixed term tenancy including a probationary period of 12 months for those requiring increased housing management guidance.

Tenure of 2 years + 1 + 1 + 1 (subject to individual circumstances with a maximum period of 5 years)

Provided tenancy conditions have been kept, at the end of the probationary period the tenancy will continue for the remainder of an agreed fixed term.

Centrepoint's Independent Living programme is not for young people who require structured or enduring support services.

Our service and offer is focused towards young people who are ready to live independently and have made the transition into employment or apprentiship training, but require that final step of an affordable home in order to become truly independent.

To ensure that the programme delivers planned outcomes for young people, Centrepoint has developed the following broad criteria that will determine a young person's suitability:

- A young person who is in full time employment or completing a registered apprenticeship role.
- Who has lived successfully within supported accommodation and has very low or no enduring support needs and does not require support from a Key Worker or is at risk of homelessness (recently left home, sofa surfing or staying with friends or family)
- And can demonstrate that they have and can live independently.
- Who understand that ILP accommodation is not a home for life but a stepping stone option for people under the age of 25yrs old onto permanent accommodation outside the Centrepoint Charity.

Prospective applicants will go through a robust and rigorous assessment process to determine that they are ready to live independently, can manage their home and paid employment without increased levels of ongoing housing management or increased support and that they understand that the ILP offer is not a permanent, forever home – this is a final step into true independence before a long term or forever home is accessed during the final stage of their time on the programme.

Allocations/Nominations

4.4 Centrepoint is happy to receive nominations directly from MCCs housing department. All nominations/referrals must meet the age and working young person criteria set out above.

Each referral will be assessed initially using a standard desk based assessment to ascertain suitability to the published criteria before being invited to attend a face to face assessment to discuss their application, ILP housing need and future housing aspirations.

A qualified assessment team will discuss each application, the evidence submitted and housing need in line with available properties at the scheme.

In addition, Centrepoint are prepared to work with young people in Manchester who currently don't have a qualifying role for the ILP scheme. In partnership with our C.P Works department, the charity could guide potential future ILP applicants into available permanent employment and following a period of adjustment in that new role, support them to become eligible for the Independent Living Programme.

Tenancy Management:

4.5 Centrepoint's rent setting model for ILP properties ensures that the property payment attached to each ILP home is truly affordable.

To achieve this, Centrepoint is basing the charge for each property at around one third of the ILP customers' gross earnings. To ensure that this model remains fit for purpose and economically relevant, Centrepoint will review the rent setting policy at least every 5 years or sooner if changes in legislation require.

The real living wage, calculated by the Living Wage Foundation, currently stands at £9.50 and is the only UK wage rate based on the cost of living. Currently, around 1 in 5 jobs in Greater Manchester – roughly 200,000 – pay less than the real living wage. While the rate in some boroughs is better, Bolton, Bury, Oldham, Rochdale, Trafford and Wigan are all below the UK average for jobs that pay at least the real Living Wage.

It's also a problem that disproportionately affects women who make up 59.5% of workers earning less that the real Living Wage, while in Greater Manchester 38.2% of Black/Black British workers and 34.8% of Asian/Asian British workers are in low pay.'

There are 42,700 households in the Constituency of Manchester Gorton, which is predominantly urban. The median weekly wage for full time employees is £728.40 (it is £602.30 in the North West Region and £640.00 in the UK).

Centrepoint has a robust escalation based process for arrears management. This offers a clear and established system and process to ensure that we are taking the right actions at the right time to prevent arrears increasing and to take enforcement action when required. Our action is prompt and proportional and geared towards solving the arrears and preventing the arrears growing.

There will be some customers who may struggle with property charges from time to time but our starting point is that the agreed payment must be paid on time, every time and prompt communication remains the key element on both sides.

Anti –Social Behaviour:

4.6 All Independent Living Programme (ILP) customers are required to sign a code of conduct which sets out clear expectations of behaviour and what their responsibilities are whilst they live in an ILP property – this includes their responsibility for their guest's behaviour.

The Centrepoint approach to managing Anti-Social Behaviour is through clear and concise early intervention and prevention, non-negotiable support and strong enforcement action when necessary.

We do this in partnership with other community stakeholders such as Manchester City Council and Greater Manchester Police and also with the local community to address the quality of life impacts.

The focus of our approach to housing management is as much about supporting the complainant or witness of anti-social behaviour as work around the alleged perpetrator.

We have a zero tolerance to criminal behaviour and will always involve the Police and take legal enforcement action where crime is committed.

Property Condition:

4.7 Centrepoint have a clear relationship with ILP customers that sets out what our expectations and their responsibilities are. This includes looking after their home, following guidance to ensure that the property remains in optimum condition and all common areas including external areas are inspected on a regular basis. Our agreements require ILP customers to allow reasonable and planned access for regular inspections. Where individuals are responsible for vandalism through personal action or neglect, we will take enforcement action to protect the safety and wellbeing of an ILP customer, any guests visiting the property and/or the property asset.

Fraud, illegal occupancy and sub-letting:

4.8 Tenancy fraud can be a hidden source of Anti-Social Behaviour and disproportionately impact on the local community. Affordable housing is a scarce resource and there will be real focus from the ILP team on carrying out due diligence checks and monitoring backed up by a rigorous and efficient legal enforcement process.

Tenancy management and sustainment:

4.9 Independent Living accommodation is not for those requiring any level of enduring housing management support throughout the tenancy journey – however, the provision of information, advice, guidance and targeted, short term help can provide an important safety net to try and enable customers to re-establish payments or change behaviour. It offers a time bound opportunity to get back on track, but not deflecting away from the basic premise of meeting the terms of the tenancy agreement.

We also offer health and wellbeing services to all those accessing our services to promote healthy lifestyles, recognising that this helps remove barriers and provides a foundation for successful outcomes at home, work and in personal relationships.

Property Management:

4.10 The quality, condition and appearance of properties/estates are the first impression of how a landlord is managing their stock and whether we look after our properties and take pride in their appearance and in our services. Centrepoint know and understand that continual investment in managing all its properties and the street scene is a critical factor in supporting young people's aspirations to live out their life plans and dreams.

Security:

4.11 The design provides for secure customer entry systems (if required) with defensible space to provide security. CCTV may also be used to provide additional security in and around the properties if this is deemed appropriate for the customer base and community.

Safety and compliance:

3.10 Keeping our estates and properties safe is our first priority – all the required compliance and safety checks are properly carried out and recorded on all properties. Centrepoint has a record of 100% compliance with fire risk assessments and electrical safety inspections.

No smoking is allowed within the accommodation or on-site outside of designated areas.

Grounds Maintenance:

4.11 Contractual arrangements will be in place to keep all common areas and any external communal space clean, well maintained and safe for ILP customers and the wider community.

Issues like fly-tipping or vandalism will be pro-actively managed.

Waste and recycling:

4.12 Centrepoint will implement a waste and recycling strategy and work closely with Manchester City Council to deliver on its domestic waste & recycling service expectations. Centrepoint always aims to maximise recycling opportunities with modern thinking and design. Customers will be required to agree and sign a 'green pledge' and we are committed to minimising the carbon footprint of the site through procurement and contract management.

Sustainable Transport solutions:

4.13 Centrepoint actively discourages car use where possible so there will be no specific car parking allocated to the ILP development at Mount Road. We actively promote the use of all public transport – for example our bursary offers may pay for Bee Network top ups and help access safe cycling solutions such as TfGM Bee Active to help customers get to work. We understand, however, there maybe a couple of visitor spaces adjacent to the Centrepoint development.

Community engagement and working with our local partners:

4.14 For Centrepoint, good housing management is about taking a wider view of the area – looking at the property from a landlord, housing customer and community perspective.

The community as a whole have a vital part to play in creating and maintaining neighbourhoods where we can all be proud to live and work.

We engage with all local statutory and voluntary agencies (Police, Local Authority, Social Care, local businesses and local community based organisations) where possible to assist in keeping safe and well maintained estates.

The proximity of the ILP scheme to the new sports, purpose built facility, owned and managed by GMYF increases the opportunities for ILP customers. A large number of ILP applicants already come with experience and interests in all types of sports, and interests in cricket, football and track sports remain top of the list.

The unique joint offer between GMYF and Centrepoint allows each ILP customer to access and develop sports related skills and formal training with GMYF in a facility close to their home at no personal charge to them as an individual. There simply is not an offer like this anywhere in the city.

The opportunity this affords allows ILP customers to make active choices whilst they work and live at the scheme to consider ideas about new careers, extend and attend recognised training courses.

Centrepoint has a long and successful history of supporting and growing volunteers, together we intend to support that growth using the GMYF youth sports and community hub to embed and develop that vision further. GMYF have committed to allowing free access to its office/s and other facilities which will support and allow ILP colleagues to work differently and grow how they currently work in the Mount Road community. Together we have developed an exciting plan that allows and encourages the staff from both GMYF and Centrepoint to work collaboratively on a daily basis with a shared goal of increasing access to sport, activities and other learning to enhance confidence & general wellbeing and more importantly solidifies our shared commitment to building and shaping a positive community in the Mount Road area.

Independent Living Housing officers maintain high levels of visibility - regularly visiting and walking around their patches, talking to customers and the wider community, overseeing the safety and appearance of their estates. Access to the GMYF buildings and sports facility allows ILP customers to develop a unique Mount Road offer.

Where neighbours or other stakeholders need to contact us to offer feedback, make comments or request services, we offer clear lines of communication via e-mail or phone – we aim to place decision makers as close as possible to customers so in most cases communication will be directly with the housing officer responsible for the area. We will aim to respond to all feedback and requests for a service within three working days and have the additional option of using the GMYF facility for face to face or larger group meetings.

5 MOVE ON AFTER INDEPENDENT LIVING

The Centrepoint Independent Living Programme, is not intended to be long term or a forever home. Each development is carefully designed for comfortable single person living and this point is revisited with each customer in a timely manner throughout their stay.

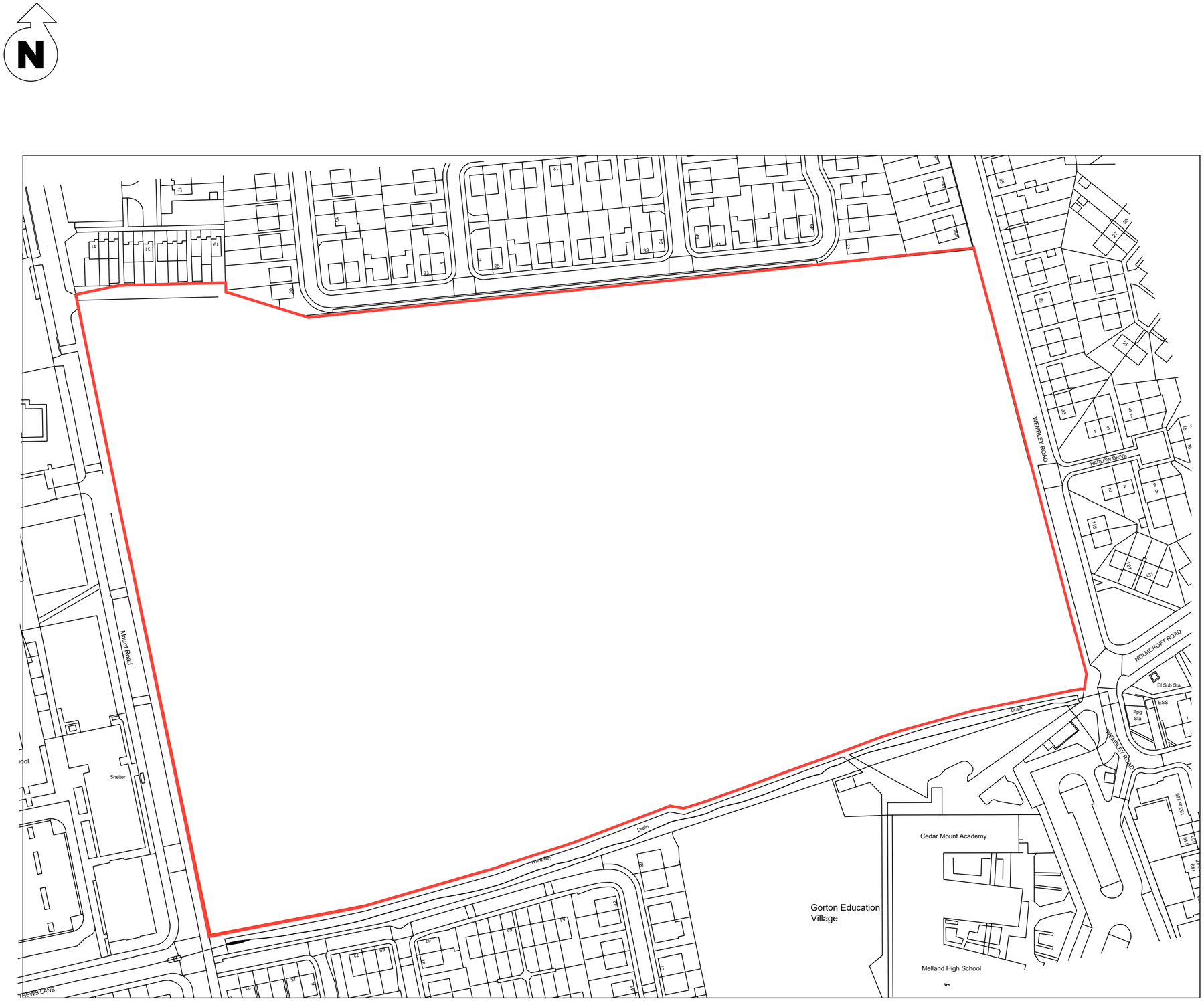
The property charge for each ILP property (around one third of the ILP customers' annual gross earnings) is designed so that customers are able to cover standard day to day costs and where possible save deposits as it is anticipated that most move-on's from the ILP service will be into more readily available housing options like PRS accommodation where deposits and the first month's rent will be required on sign up. The Independent Living Advisors (ILA) and Independent Living Housing Officer (ILO) will encourage saving as a sensible option for when this time comes.

Once an ILP customer is assessed and accepted into the programme, work starts almost immediately with them to plan and decide on their long term move on aspirations. We have a team of trained and experienced Independent Living Advisors (ILA's), who will be matched with an ILP customer on move in and will work with them during their stay.

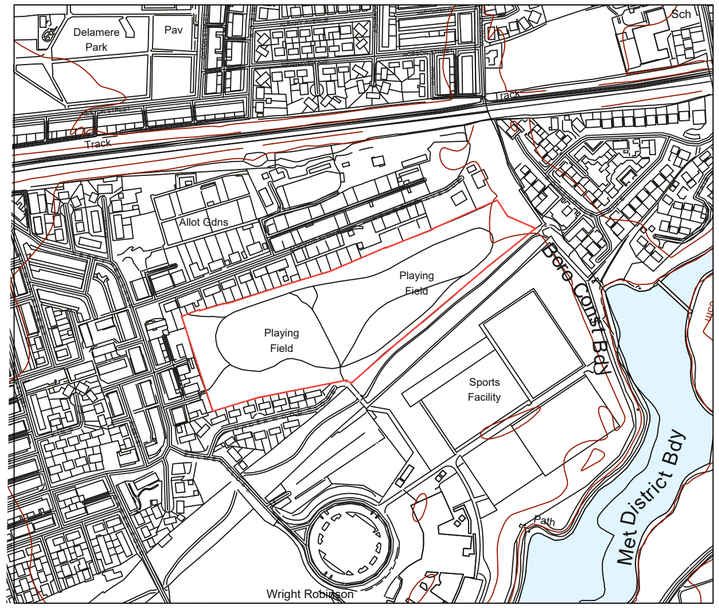
Our ILOs are trained to support customers accepted onto the ILP program with a heavy focus on life plans outside the Centrepoint family when they move onto their forever homes – our focus with all ILP customers is to ensure that during their time on the programme we prepare and upskill each person to them to be and feel ready for life without support.

Where Centrepoint differs from the average landlord or developer is that we offer a full range of interventions already embedded into the organisation. We are much more than a landlord and offer additional, valuable services that support vulnerable young people, and offer increased career guidance or opportunities and investment in communities.

APPENDIX 3 – SITE LOCATION PLAN



Location Plan - Mount Road, Gorton
Scale - 1:1250



Location Plan - Off-site BNG Godfrey Ermen
Scale - NTS

Revision	Date	Amendment	Initials
A	27.11.23	Godfrey Ermen Location plan added.	BP

Development	Mount Road, Gorton
Location	Manchester
Marketing Name	
Drawing Title	Location Plan
Drawing Number	KH008-A-000
Revision	Scale @ A2 1:1250
Drawn By BOP	Date Started 10.10.22
Checked by	Date Checked

1st Floor, 103 Dalton Avenue, Birchwood Park, Warrington WA3 6YE
T: 01925 363108 W: www.kellenhomes.com
KELLEN HOMES

APPENDIX 4 - PLANNING POLICY ASSESSMENT

Policy	Policy Summary	Assessment
Manchester Core Strategy		
Policy T1 'Sustainable Transport'	To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: • Developing alternatives to the car • Relieving traffic congestion and improving access to jobs • Improve access to transport services • Improve pedestrian routes • Improve the cycle network • Contribute to improvements to the public transport network • Facilitate modes of transport that reduce carbon emissions • Would reduce the negative impacts of road traffic • Take account of the needs of road users according to a broad hierarchy consisting of, in order of priority:	Yes. The Transport Assessment prepared by CBO Transport notes that the site is situated with a highly sustainable location for all proposed uses, with good access to public transport and pedestrian routes and local amenities. The Transport Assessment is submitted alongside this planning application.

	1. Pedestrians and disabled people 2. Cyclists, public transport 3. Commercial access 4. General off peak traffic 5. General peak time traffic	
Policy T 2 'Accessible areas of opportunity and need'	The Council will actively manage the pattern of development to ensure that new development: • Is located to ensure good access to the City's main economic drivers • Is easily accessible by walking, cycling and public transport • Outside the City Centre, all new development should provide appropriate car parking facilities, the need for disabled and cycling parking, taking account of the parking guidance. o The car parking standards are maximums and the cycle and disabled car parking standards are minimums. However the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate. • Includes proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be	Yes. The Transport Assessment prepared by CBO Transport notes that the site is situated with a highly sustainable location for all proposed uses, with good access to public transport and pedestrian routes and local amenities. A policy compliant level of car and cycle parking is provided with all elements of the scheme. Furthermore, it is concluded that there are no clear or substantive prevailing road safety issues that would call into question the proposed development of the site for residential use or require direct additional highway safety mitigation measures funded by the development proposals. The Transport Assessment is submitted alongside this planning application.

	access or transport issues.	
Policy EN 1 'Design Principles and Strategic Character Areas'	All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above 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. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.	Yes. The proposed development will be well designed, have regard to local character and context, employ a high-quality material palette, and incorporate measures to aid energy efficiency, as detailed within the Supporting Planning Statement, in the Design and Access Statement and on the accompanying drawings.
Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development'	The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions: • All development must follow the principle of the Energy Hierarchy • Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.	Yes. An Environmental Standards Statement and Energy Statement has been prepared by Kellen Homes and is submitted alongside this planning application. The Environmental Standards Statement details how the development will incorporate sustainable design and resource efficiency in line with the Energy Hierarchy,

	• Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. • Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. • The use of building materials with low embodied carbon in new development and refurbishment schemes.	so as to meet the policy requirements and Council targets whilst reducing its overall environmental impact.
Policy EN 6 'Target Framework for CO_2 reductions from low or zero carbon energy supplies'	Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the CO2 emissions reduction targets, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2emissions for all phases of the development.	Yes. An Energy Statement prepared by AES Sustainability Consultants has been submitted with this application. The assessment demonstrates compliance with the relevant targets and energy demand for all phases of development.
Policy EN 8 'Adaptation to Climate Change'	All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.	Yes. An Environmental Standards Statement has been prepared by Kellen Homes and is submitted alongside

		this planning application, which assesses the site against the relevant climate change and sustainability policies and targets. As described in the Design and Access Statement prepared by Gillespies the proposals include measures to ensure a sustainable low carbon development is achieved to mitigate against climate change.
Policy EN 9 'Green Infrastructure'	New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.	Yes. An Energy Statement prepared by AES Sustainability Consultants and a Sustainability and Environmental Standards Statement prepared by Kelle Homes has been submitted with this application. The assessment demonstrates the consideration and assessment of green infrastructure applicable to the scheme.
Policy EN 14 'Flood Risk'	In addition to the requirements for site- specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including	Yes.

	changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.	A Flood Risk Assessment (FRA) has been prepared by Towsend Water Engineering Limited in support of this application. The site is located within Flood Zone 1, where there is a low probability of flooding from rivers and the sea or surface water flooding. The discharge will be split to the sport pitches which will have a maximum discharge of a 8.4l/s and the housing element, a maximum discharge of 50l/s. It is proposed to discharge surface water into the Nico Ditch, which lies to the south of the site, with a surface water pump required due to levels of the site. The site will also be required to have attenuation up to and including the 1 in 100 year event plus climate change of 45% for the surface water. This will be kept in oversized pipes
Policy EN 15 'Biodiversity and Geological Conservation'	Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing	Yes. A policy compliant net biodiversity net gain of 10% will be achieved through off site mitigation proposals at Debdale Park, in agreement with MCC. Further

	to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.	information is detailed within the submitted Ecological Appraisal prepared by Tyler Grange.
Policy EN 16 'Air Quality'	The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes	Yes. An Air Quality Assessment has been prepared by Redmore Environmental in order to determine baseline conditions and assess potential air quality effects as a result of the proposals. The assessment concludes that air quality factors are not considered a constraint to planning consent for the development.

	cumulative impacts, particularly in Air Quality Management Areas.	
Policy EN 18 'Contaminated Land and Ground Stability'	The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.	Yes. A Phase 1 Geo- environmental Site Assessment has been undertaken by Brownfield Solutions Ltd and submitted with this application. With regard to the geo-environmental assessment, the overall risk to human health from on site soil contamination is considered to be moderate / low, with the risk from off site sources considered low. Controlled water risk is also considered to be low.
Policy EN 19 'Waste'	The Council will • Require all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal) • Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site	Yes. A Waste Management Strategy has been prepared as part of the submitted Design and Access Statement prepared by Gillespies.

Policy PA 1 'Developer Contributions'	Where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Through such obligations, the Council may seek contributions for the following with priority assessed on a site by site basis: • Affordable housing • Education • Health and wellbeing facilities • Community facilities • Provision of Green Infrastructure including open space • Public realm improvements • Protection or enhancement of cultural heritage • Protection or enhancement of environmental value • Safety and security improvements • Training and employment initiatives • Highway improvements, traffic management, sustainable transport and disabled people's access • Climate change mitigation / adaptation	Yes. The Draft Section 106 Heads of Terms are contained within Section 14 of this Supporting Planning Statement. The Section 106 Heads of Terms will be discussed with the Council following the submission of the planning application.

Policy DM 1 'Development Management	All development should have regard to the following specific issues: • Siting, layout, scale, form, massing, materials and detail • The character of the surrounding area • Effects on amenity • Accessibility • Community safety and crime prevention. • Design for health. • Adequacy of internal accommodation and external amenity space. • Refuse storage and collection • Vehicular access and car parking • Biodiversity, landscape, archaeological or built heritage • Green Infrastructure • Peat-based products in landscaping/gardens • Flood risk and drainage • Existing or proposed hazardous installations • Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques	Yes. The proposals have had regard to the specific issues listed in Policy DM 1. The Supporting Planning Statement provides a summary of the technical assessments undertaken in relation to the site and the design development that has influenced the proposed development, which address the issues identified in Policy DM 1.

APPENDIX 5 - SPORTS MITIGATION POSITION STATEMENT

Mellands Playing Fields, Gorton
Sports Mitigation Position Statement
December 2023

1.0 Introduction and Context

1.1 This paper sets out a position statement and outlines the work in progress in relation to the development of a sports mitigation strategy for Mellands Playing Fields, Gorton. The work will be concluded in the early new-year and a full report submitted for consideration as part of the overall planning application for the Mellands site in January 2024. It is anticipated that the Mitigation Strategy will be submitted during the determination period of the planning application.

1.2 In embarking on the mitigation strategy consultation has been undertaken with Manchester City Council (MCC) planning and Manchester Active, the not-for-profit organisation established and overseen by MCC, which is responsible for driving sport and physical activity across Manchester. Information and advice provided by Manchester Active has informed the work in progress and has helped to shape the potential solutions.

1.3 GMYF is a registered charity, whose origin dates to the mid 1800's. GMYF currently works with a wide variety of voluntary youth groups and projects throughout the most disadvantaged communities of Greater Manchester.

1.4 The Mellands site is owned and managed by GMYF and has historically played an important role in shaping the Gorton Community over many generations. However, the site has not been in full active use for a number of years and was completely closed before the pandemic in 2020. This was due to a variety of financial challenges including increased running costs and falling demand and revenues from pitch hires.

1.5 The western part of the site has lain vacant and disused for approximately 4 years (last played in April 2019) but previously accommodated 3 adult football pitches and 2 youth football pitches. The eastern part of the site has lain vacant and disused since 2013 (approximately 10 years).

1.6 Given the lack of use, GMYF can no longer operate a financially viable model for the number of pitches which have historically been located on site and therefore alternative options have been considered in order to retain the use of part of the site for football and deliver a new youth, community and sports hub.

1.7 Given the former use of the site as playing fields, it is acknowledged that the site will be subject to national and local policy in respect of playing fields. The mitigation strategy will seek to address these policies and will set out how the proposals will deliver a sustainable solution, which meets local needs and the priorities of the Manchester City Council *Playing Pitch and Outdoor Sport Assessment and Strategy Report (PPOSS)*, dated June 2022 and wider MCC policies.

2.0 Manchester City Council (PPOSS)

1.8 The annual monitoring review of the PPOSS is currently in progress and the updates will be available in January 2024. These updates will be used to assess and apply to the Mellands mitigation strategy.

1.9 In terms of the principles in the PPOSS, (which are unlikely to change), the PPOSS promotes a flexible approach to development considerations. The PPOSS suggests that proposals will be assessed on a *case by case* basis, which recognises the Manchester context specifically, particularly that land for replacement may be difficult to deliver, and investment into sport from disposal might be of benefit. In addition, in relation to development contributions, there are clear statements in the PPOSS around making sure that contributions lead to sustainable facilities, as a result of additional demand.

1.10 Within the PPOSS there is flexibility which confirms that direct replacement is not always required or the right solution. Case Law has confirmed that the application of NPPF (paragraph

99b), which requires that *'the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location';* shall be judged in terms of both quantity and quality.

1.11 Recent planning applications on sites at Manchester College and Harry Dalton Playing Fields sought to adopt these principles. On both sites a quantitative replacement occurred, where areas of existing sites that were not currently functional playing fields were brought into use. Agronomy Reports evidenced that there was a genuine creation of new functional playing field land. These principles have guided the site search work and will inform the agronomy feasibility work and final overall mitigation strategy for Mellands.

3.0 Emerging Mitigation Strategy

1.12 Playing fields will be retained on the Mellands site in order to meet local needs. At present it is proposed that two full-size adult pitches will be provided. These are not functional at present and are likely to require significant work to be brought back into use. Agronomists are currently undertaking feasibility work on the Mellands site to assess the extent and scope of works required and costs to deliver functional pitches to a good quality standard on the Mellands site, in order to bring them back into use and meet local demand.

1.13 Feasibility work is also being undertaken on replacement playing field sites in the Mellands catchment area. In consultation with Manchester Active an assessment has been made of potential sites within a 20-minute walk and 20-30 minute cycle of the Mellands site. This feasibility work is on-going with a view to bringing an appropriate site back into use, which is not currently functioning as playing fields.

1.14 It is anticipated that significant work will be required on the selected site to secure the capital works and to provide a commitment to long-term maintenance investment. The selected site will seek to represent a package which reflects genuine playing field replacement and mitigates for the loss of Mellands.

1.15 Alongside the proposed capital and revenue investment, discussions are also being held via Manchester Active with the Football Association and Football Foundation, plus local clubs to develop an *Activation Plan* for the selected site, to ensure end users are identified and proposals are sustainable.

1.16 Early indications are that the sites under consideration will help to meet local needs.

4.0 Conclusions and Way Forward

1.17 The feasibility work will be completed in early January and this will inform the final mitigation strategy. Discussions will continue in parallel with Manchester Active and the relevant NGBs and sports clubs to ensure the final proposals represent a comprehensive mitigation package, which meets local needs and priorities as set out in the PPOSS and which will deliver a sustainable solution.

1.18 The feasibility work and final mitigation strategy will be forwarded to the MCC for consideration and consultation with relevant consultees in January 2024.

1.19 As well as mitigation for loss it is also understood that contributions towards indoor and outdoor sport based on the additional demand created by the proposed houses may also be sought. This will be part of the overall s106 negotiations.