

Appendix 17.2

Assessment of Health and Wellbeing Impacts

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1. Application 4 - Outline Application

Table 1-1 Housing design and affordability

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse) (+ beneficial, 0 negligible, - adverse)	Study area affected	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	While the Lifetime Homes Standard is no longer included within planning policy (albeit referred to within the MCC core strategy), the principles of the Standard still exist and are relevant. These principles relate to providing housing which can be adaptable to people's changing needs and accommodating the needs of a wide range of households. The Outline Application 4 Development incorporates design elements such as doors and internal circulation spaces of a width to accommodate wheelchairs and pushchairs. In addition to this, 10% of units will be built to comply with Building Regulation requirement Part M4(2).	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	The Outline Application 4 Development will address the housing needs of older people by placing homes in an accessible and well-connected environment, enabling older people to be close to amenities without the need to drive or take transport for prolonged periods of time. Furthermore, the flats will have step-free access included, meaning that the units can be lived in even when mobility issues may become pronounced (for example, older residents in houses with stairs are more likely to need to move residence in older age). In addition to this, 10% of homes (approximately 325 units) will meet the M4(2) standard – meaning that they can be adapted at a later time.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	Features of and adaptable homes will include level thresholds, circulation space, and accessible bathrooms and the ability to be altered to meet wheelchair needs in the future. Design measures include corridors, doors and lifts being designed to allow for wheelchair access, compliant lighting, and compliant ramps or level access areas. These measures benefit both wheelchair and mobility impaired users, and older people.	N/A during construction + during operation	Residents of the Outline Application 4 Development, especially wheelchair users, mobility impaired, and older people.	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	All of the residential units will meet National Space Standards and have access to different landscaped character areas and neighbourhoods within the Site.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse) (+ beneficial, 0 negligible, - adverse)	Study area affected	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
		The Site layout will be designed to provide visual legibility, wayfinding, and areas of interest, as well as creating new access routes throughout.					
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The Outline Application 4 Development includes up to 3,250 residential units including one-, two- and three-bedroom properties. Some of these may be affordable dwellings (either social rent or intermediate housing, subject to further viability reviews) – proactively responding to local housing needs. This proportion of affordable housing is currently in compliance with Policy H 8 and will continue to be reviewed as the scheme progresses through reserved matters applications.	N/A during construction 0 during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes	As this scheme is in outline, it is not yet known what the SAP ratings will be for the homes proposed. This will be confirmed at a later date.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 1-2 Access to health and social care services and other social infrastructure

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal retain or re-provide existing social infrastructure?	Yes	There is no existing infrastructure on Site, and there have been no known social infrastructure related uses previously.	N/A during construction 0 during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	On the basis of the accommodation schedule, the up to 3,250 units will generate a potential population yield of approximately 6,066 residents, as set out within Chapter 16, Socio-economics. The baseline assessment of healthcare services identifies eight GP surgeries within one-mile of the Site. Assuming all the new residents register at these surgeries, the patient to GP will increase from 1,848 patients per FTE GP, to 2,000 patients per FTE GP. Despite this, the Outline Application 4 Development incorporates up to 3,250 sqm (GIA) of floorspace currently designated as health centre use which could potentially support an estimated 10 GPs¹, along with other clinical staff providing a range of healthcare services (although this will be subject to further review). Taking this into account, the GP to patient ratio would then be decreased to be 1,601 patients per FTE GP. This would be below the recommended ratio of one FTE GP for every 1,800 patients. As identified within the baseline, there are nine dental practices and 10 pharmacies within one mile of the Site. Further afield, there are six hospitals within three miles of the site with a range of specialist services to cater to a broad range of health conditions. With regards to the dentist practices, there is only one practice which is accepting new NHS patients, with another practice accepting new private patients. The new residential population to be generated as a result of the Outline Application 4 Development will likely have further potentially negative impacts upon this local provision.	N/A during construction - during operation (with regards to dental practices) + during operation (with regards to GP practices)	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	N/A	There is no existing healthcare facility on Site, and there have been no known health related uses previously. Despite this, the development will proactively respond to the needs of the local area by providing up to 3,250 sqm (GIA) for health centre uses. Further details on this will be provided at the reserved matters stage.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal assess the capacity, location and	Yes	The assessment of social infrastructure needs and facilities such as education and community infrastructure provision is undertaken within	N/A during construction	Residents of the Outline	N/A during construction	N/A during construction	None recommended

¹ This is based on guidance issued by the NHS London Healthy Urban Development Unit (HUDU) which estimates one GP per 165 sqm. We have presumed that 3,250 is equivalent to 2,600 net internal area (NIA).

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
accessibility of other social infrastructure?		Chapter 16 on socio-economic effects. The Site is generally well-located in terms of access to community facilities, open space, and recreational facilities. As identified within Chapter 16 on socio-economic effects, the provision of the primary school within this outline application will address any capacity constraints at the local level. It should be noted however, that this application considers the primary school provision to be a potential ‘swing plot’, meaning that it may be used either for education or residential purposes. It is evident that the additional 322 children expected to be yielded from Outline Application 4 would have a negligible effect upon existing primary school provision as these children could be accommodated within existing local state-funded schools if required. As identified in Chapter 16, there is sufficient capacity within the existing secondary schools.	+ during operation, or 0 during operation (dependent on swing plot)	Application 4 Development	Long term during operation	Permanent during operation	
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The Outline Application 4 Development will include a range of non-residential uses on-site, including local community uses such as indoor sport, recreation and fitness, medical/health, creche/day nursery and local community premises. The final mix and quantum of each of these uses will be confirmed at the reserved matters stage. The Site is also well located in relation to existing community uses and services which will be accessible to residents of the Outline Application 4 Development, along with the provision of Clubhouse buildings to provide residential amenities and to foster a sense of community amongst residents.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 1-3 Access to open space and nature

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, negligible, adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal retain and enhance existing open and natural spaces?	No	The Site does not currently support any existing open and natural spaces which are accessible to the public. The proposal will, however, enhance open and natural spaces, as discussed in further detail below.	N/A during construction N/A during operation	N/A	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The Outline Application 4 Development will include both hard and soft landscaping in the form of new public realm space which will feature focal squares, formal and informal play areas. The design and layout of the public realm and landscaping will be defined at the detailed application stage. However, this outline application seeks to establish the maximum plot extents and defines the key areas of public realm within the site and provides for the following: - Travis Island Wetlands at New Town is a terraced landscape north of plots RB16 and RB17 that will allow local residents and visitors to experience a new urban wetland landscape typology in Manchester. The greenspace makes the most of its position by the River Irk and its natural assets. Its design encourages people to explore and engage with the environment and feel connected to nature. It also includes play trails, walking routes and a small public square adjacent to RB16. - Red Bank Viaduct is diverse in public open spaces. Upgraded existing streets will form a high-quality public realm. Vehicle access on Roger Street, Chase Street, and Back Red Bank is for emergency servicing and some visitor/resident parking. Three key destinations will provide different experiences in the Red Bank Viaduct area. Union Waterfront and Red Bank Terraces were approved as part of the HIF permissions. Brewery Square is a further vibrant artisan public space prop framed by a legacy of railway infrastructure, topped by Viaduct Gardens, an elevated linear park. Filled with activity, Brewery Square will be a marketplace for making and exchanging during the day, and an intimate, edgy restaurant and bar destination during the night supporting the existing commercial uses already in the Red Bank arches. Steps lead up to the Viaduct Gardens above where people can stroll around its abundant nature all the way to Red Bank Square. - Red Bank Plateau will include two key areas of public realm in Red Bank Square and St Catherine’s Square. Red Bank Square is the	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, negligible, adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
		gateway into the Plateau. The public realm from Red Bank Square steps down into Red Bank Terraces. St Catherine’s Square is a neighbourhood destination adjacent to St. Catherine’s Wood. Fronted by a clubhouse with co-working spaces and a cafe, play facilities, and primary school.					
Does the proposal provide a range of play spaces for children and young people?	Yes	The Outline Application 4 Development may include areas for informal play, which will be confirmed as part of any Reserved Matters applications.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The Outline Application 4 Development has been carefully designed to enhance linkages between the public realm and open spaces on Site. A key initiative for the Outline Application 4 Development is the Climate Loop. This will create an active travel link between the three neighbourhoods. On the loop, or within easy reach are moments of play for small children and families, recreation and sport trails. Further details of the loop will be provided at the reserved matters stage.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	It is intended that everyone living in the Outline Application 4 Development will have access to the landscaped open spaces within the Site. This will also be welcoming to visitors to the Site and residents from neighbouring areas. Further details on the landscape designs will be provided at the reserved matters stage, but initial plans include the incorporation of spaces such as St Catherine’s Square which will be strategically located with views across St Catherine’s Wood. Additionally, Green Fingers will be provided throughout the development.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal set out how new open space will be managed and maintained?	Yes	The new open space will be managed and maintained by a residential company. This will ensure that the Site does not fall into disrepair.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 1-4 Air quality, noise and neighbourhood amenity

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The Outline Application 4 Development will have a Construction Environmental Management Plan (CEMP) conditioned as part of the planning application. Any CEMP prepared for the Development could include an overview of topics such as: • The Construction Programme; • A broad plan of construction works, highlighting the various work stages and associated schedule of works and equipment requirements; • Details of construction traffic and routing; • Detailed site layout arrangements, including the location of site compounds, storage areas, delivery to site access and egress and on / off loading areas, parking for staff and location of construction lighting and site hoarding; • Prohibited or restricted areas; • Site working hours; • Communication strategy with both MCC and the local community; • Provision of monitoring and recording, including maintaining a complaints and actions register and auditing procedures; and • Outline of key environmental management measures and details of any requirements for monitoring. This shall include details of any operations where disturbance / effects may occur, expected durations and response protocols. As part of the CEMP, mitigation measures as identified within this ES will also be incorporated into the CEMP, where necessary. Individual contractors will also incorporate relevant requirements in respect of environmental controls, based largely on standard good working practices and all other statutory requirements. In doing so, construction impacts which might have a detrimental impact upon health and wellbeing such as dust, noise, vibration and odours will be effectively managed. Further details on the construction effects can be identified in: • Chapter 11, Transport and Access • Chapter 12, Air Quality and Dust • Chapter 13, Noise and Vibration	0 during construction N/A during operation	Residents of the local area	Medium term during construction N/A during operation	Temporary during construction N/A during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	During the construction phase, effects on amenity and health associated with dust and particulate matter will be mitigated using best practice measures in line with the Institute of Air Quality Management guidance. This will ensure that any such residual effects will be negligible. Further details on this are provided within Volume 2: Main Text, Chapter 12: Air Quality and Dust. Emissions from construction traffic and plant will also contribute to local pollutant concentrations. However, based on the information available regarding construction traffic, air quality along the routes is largely good and as such any increase in emissions is not expected to result in any significant adverse effects at sensitive receptors located along the identified routes. Additional analysis is highlighted within Volume 2: Main Text, Chapter 12: Air Quality and Dust. During the operational phase, road traffic generated by the Outline Application 4 Development is expected to increase concentrations of NO2, PM10 and PM2.5 at a number of receptors. However, for nearly all receptors the impacts are small / negligible. At a very small number of receptors a minor adverse impact on NO2 concentrations is predicted, however, when judged in the context of total pollutant concentrations and the sensitivity of the receptors, the overall impact on air quality is described as long-term, negligible (adverse), and not significant. For the assessment year of 2032 for the Outline Application 4 Development, no exceedances of the air quality objectives for NO2, PM10 or PM2.5 are predicted within the Site. Therefore, future occupants should not be exposed to unacceptable level of air pollution.	0 during construction 0 during operation	Residents of the local area	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	Ensure air quality monitoring is undertaken throughout the construction process (as per recommendations in Chapter 12 Air Quality and Dust).
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	A Traffic Management Plan will be prepared prior to construction in order to minimise vehicle waiting and congestion on local roads. The appointed contractor will ensure that occupiers of nearby properties and local residents will be informed in advance of works taking place, and as part of production of the CEMP, risks of noise pollution will be considered for each proposed activity and associated mitigation measures will be implemented.	0 during construction N/A during operation	Residents of the local area	Medium term during construction N/A during operation	Temporary during construction N/A during operation	None recommended

Table 1-5 Accessibility and active travel

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal address the ten Healthy Streets indicators?	Yes	Healthy Streets Indicators focus on the establishment of welcoming and safe streets which are usable by all, encourage walking and cycling, and offer places to rest. The Outline Application 4 Development will meet all of the Healthy Streets indicators, as outlined below.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	The Outline Application 4 Development will seek to enhance the legibility of the Site, creating accessible walking routes and connecting with the surrounding streets and other areas of the wider masterplan of Victoria North. For further details on this, refer to the Landscape section of the Design and Access Statement which accompanies this planning application.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	The Outline Application 4 Development will promote cycling by ensuring that there is one secure cycle space per residential property (up to 3,250 cycle spaces). In addition to this, there will be several dedicated cycle parking areas on Site for visitors and workers, with further details to be provided at the reserved matters stage.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The Site is located approximately a one-mile cycle from Route 60 of the National Cycle Network which runs between North and East Manchester, with its furthest south segment forming part of the Fallowfield Loopline. Through the prioritisation of pedestrians throughout the Site, the proposal will also help to connect with local walking routes which given the Site location, will enable access to pedestrian networks across the city centre.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	A traffic management plan will be implemented on the Site which will outline timings of deliveries and routes to be taken by hauliers to ensure minimal disruption to local residents and businesses. Once operational, the scheme will be a 'low car development', with an estimated 325 car parking spaces to be provided for the Outline Application 4 Development residents and a further 25 spaces for visitors. This will seek to reduce residents' reliance on cars, effectively helping to manage traffic to and from the Site.	0 during construction + during operation	Residents of the Outline Application 4 Development and local residents	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Is the proposal well connected to public transport, local services and facilities?	Yes	The Site is well served by a number of local bus stops, the closest of which is less than 350m from the Site boundary. Additionally, Manchester Victoria rail station is approximately 600m to the southwest of the Site. There are a wide range of employment, retail, health and leisure facilities close to the Site, and there are therefore considerable opportunities to maximise the number of shorter distance trips that can be undertaken by alternative modes of travel to the car.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	As noted above, only 325 car spaces as part of this application will be designated for use by residents. Furthermore, the Outline Application 4 Development may include areas for use by car clubs, however this will be confirmed at the reserved matters stage. Taken together, the proposal will proactively reduce car-use for both its residents and workers at the Site.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	As the proposal includes the commitment to meeting MCC guidelines with 10% of dwellings adhering to M4(2) standards, this will ensure that the proposal will allow people with mobility problems or a disability. Furthermore, all residential units will be accessed either on the ground floor or via lifts. In addition to this, the Inclusive Design section within the Design and Access Statement (DAS) highlights a number of measures incorporated within the scheme to meet the needs of people with sensory, mobility, and other impairments as well as families, the elderly and those who have limited understanding of written English. This includes the integration of flush thresholds, minimum path widths of 1.5 metres, inclusion of seats with back and arm rests every 20 metres and step free access provided throughout where possible.	N/A during construction + during operation	Residents of the Outline Application 4 Development, particularly mobility impaired and wheelchair users, and older and younger people	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 1-6 Crime reduction and community safety

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal incorporate elements to help design out crime?	Yes	Secure by Design principles have been incorporated into the design. Design features such as lighting will be used to ensure a feeling of safety and discourage anti-social behaviour. Further details are provided within the Design and Access Statement and the Crime Impact Statement which both accompany the planning application.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The Site will integrate into the surrounding streetscape, encouraging pedestrian flow throughout the Site. As such, this layout and the public landscaped areas will promote a sense of community within the locality – ensuring that there is a sense of connection with existing communities and other new communities who will be resident within other schemes as part of the Victoria North masterplan. Additionally, both the public and private space has been designed to promote natural surveillance.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The existing Site does not contribute to the general character and appearance of the area, whereas the Outline Application 4 Development will improve the quality of the local environment, with landscaping softening the edges of the Site, encouraging pedestrian movement throughout. Landscaped amenity space within the Site will also provide an attractive area for communal use and social interaction. This will be enhanced by the fact that the Outline Application 4 Development is mixed-use, meaning that it will have multiple functions enabling it to be activated at all times of day.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Engagement has been carried out with the local community and a range of local organisations to discuss the future plans for the Site. Further details of this are included within the Statement of Community Involvement (SCI) also submitted alongside this planning application.	+ during construction + during operation	Local residents, businesses, other affected parties including local organisations	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 1-7 Access to healthy food

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers’ markets?	Yes	It is not yet confirmed whether there will be provision for community farmers markets to be held at the Site to support the supply of local food. Further details will be confirmed at the reserved matters stage.	N/A during construction 0 during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	Up to 7,000 sqm GEA is allocated to non-residential uses within the Outline Application 4 Development, some of which could include retail uses (both food and non-food). At this stage the end use of the space is not yet known, however it is possible a food shop could occupy the space which may be a smaller affordable shop and/or social enterprise.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	The end use of the commercial floorspace is not known. This will be confirmed at reserved matters stage.	N/A during construction N/A during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 1-8 Access to work and training

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Outline Application 4 Development will generate a number of temporary construction jobs during the construction phase (see Chapter 16: Socio-economics) some of which could be in association with construction training or apprenticeship schemes. In addition to construction employment, the Outline Application 4 Development is projected to result in a net gain of full-time equivalent employee jobs through the addition of new commercial floorspace which could support between 362 and 657 net additional FTE jobs (dependent on the final use of the premises).	+ during construction + during operation	The local and regional workforce	Medium during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal provide childcare facilities?	No	Up to 7,000 sqm GEA is allocated to non-residential uses within the Outline Application 4 Development, of which includes a Creche, Day Nursey or Day Centre, albeit at this stage the end use of the space is not yet known, however it is possible that childcare facilities could occupy the space.	N/A during construction N/A during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
Does the proposal include managed and affordable workspace for local businesses?	No	Up to 7,000 sqm GEA is allocated to non-residential uses which include uses under Class E, F and Sui Generis which incorporates offices and workspaces. This may therefore be appropriate as managed and affordable workspaces for local businesses. This will be reviewed at the reserved matters stage.	N/A during construction + during operation	The local and regional workforce	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The planning application includes a Local Labour Agreement which sets out measures to ensure that work opportunities which arise during the construction and operation phases of the Outline Application 4 Development are prioritised for local people.	+ during construction + during operation	The local and regional workforce	Medium during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 1-9 Social cohesion and inclusive design

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	A number of community engagement exercises have sought to include local residents and groups with the emerging plans for the development and for any issues, including concerns relating to health to be raised. Further details have been provided within the Statement of Community Involvement (SCI) which accompanies the planning application.	0 during construction 0 during operation	Residents of the Outline Application 4 Development and local residents	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The Site creates new connections with existing communities, encouraging pedestrian movement through the Site and surrounding developments within the Victoria North masterplan. The multi-use nature of the Outline Application 4 Development will also encourage people from outside the Site to enter to use the range of facilities on offer including commercial and community uses.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include a mix of uses and a range of community facilities?	Yes	The Outline Application 4 Development includes a wide range of uses incorporating residential units with non-residential uses, a primary school and a health/medical centre. Further details on the final uses of the non-residential floorspace will be addressed during the reserved matters stages.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal provide opportunities for the voluntary and community sectors?	No	As part of the Outline Application 4 Development, the potential non-residential floorspaces include uses under F2 'Local Community' which might include halls and meeting places for principal use of the community. This type of facility would provide premises for organisations working in the voluntary and community sector. Further details on the nature of this space and the types of opportunities provided will be detailed at the reserved matters stage.	N/A during construction + during operation	Residents of the Outline Application 4 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The Outline Application 4 Development includes a range of housing options which incorporate inclusive design, adaptable dwellings, and accessibility considerations features such as step free access and legible site layout. Other features such as the provision of landscaped amenity space and design of buildings which promotes natural surveillance, encourages social interaction and security, which are beneficial for older, younger, and mobility impaired people.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 1-10 Minimising the use of resources

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal make best use of existing land?	Yes	The Outline Application 4 Development will be constructed on previously developed land, making it a brownfield development. The intensity of uses on the Site will be greatly increased compared with its current use and optimised to provide much needed housing in a sustainable location, close to the city centre and a range of other amenities.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal encourage recycling, including building materials?	Yes	During construction, waste management measures will be put in place, with any salvageable materials considered for reuse on-site or recycling. Once operational, residential bin stores will be located on plots and within each block, adjacent cores will then be consolidated by building management into bin stores at bin collection locations. On collection day bins will be placed at presentation points within the buildings. By ensuring convenient access to bins, residents will be more likely to recycle.	+ during construction + during operation	Residents of the Outline Application 4 Development	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal incorporate sustainable design and construction techniques?	Yes	The Development will promote sustainable design and construction techniques, as demonstrated within the Environmental Standards Statement (ESS) submitted alongside the planning application. Further details on specific initiatives will be available at the reserved matters stage.	+ during construction + during operation	Residents of the Outline Application 4 Development	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 1-11 Climate change

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal incorporate renewable energy?	Yes	Energy efficiency measures have been incorporated within the designs including triple glazing and photovoltaic panels. Further details will be confirmed at the reserved matters stage.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes	The proposal will ensure that buildings and open spaces will be able to respond to summer and winter temperatures. This will be through the inclusion of trees within landscaping plans and shaded areas for the warmer months, along with ensuring ventilation in the residential units. These units will also be well insulated to ensure that they can respond to winter temperatures too.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal maintain or enhance biodiversity?	Yes	The new landscaped areas will help to enhance biodiversity by providing habitat using a diverse planting scheme. Further information can be found within Chapter 7, Ecology and Nature Conservation and within the Landscape section of the Design and Access Statement. A Biodiversity Net Gain (BNG) assessment specific to the parameters of Outline Application 4 will be undertaken as part of any forthcoming detailed planning application for the site.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The Outline Application 4 Development will incorporate a range of sustainable urban drainage techniques. Further details can be found within Chapter 10, Drainage and Flood Risk.	N/A during construction + during operation	Residents of the Outline Application 4 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

2. Application 5 - Detailed Application NT02-04

Table 2-1 Housing design and affordability

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area affected	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	While the Lifetime Homes Standard is no longer included within planning policy (albeit referred to within the MCC core strategy), the principles of the Standard still exist and are relevant. These principles relate to providing housing which can be adaptable to people's changing needs and accommodating the needs of a wide range of households. The Full Application 5 Development incorporates design elements such as doors and internal circulation spaces of a width to accommodate wheelchairs and pushchairs, along with providing a proportion of dwellings which meet the M4(2) standards.	N/A during construction + during operation	Residents of the Detailed Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	The Full Application 5 Development will address the housing needs of older people by placing homes in an accessible and well-connected environment, enabling older people to be close to amenities without the need to drive or take transport for prolonged periods of time. Furthermore, the flats will have step-free access included, meaning that the units can be lived in even when mobility issues may become pronounced (for example, older residents in houses with stairs are more likely to need to move residence in older age). In addition to this, 10% of homes are committed to meeting the M4(2) standard in line with MCC validation requirements.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	Features of wheelchair accessible homes will include level thresholds, circulation space, and accessible bathrooms. Design measures include corridors, doors and lifts being designed to allow for wheelchair access, compliant lighting, and compliant ramps or level access areas. These measures benefit both wheelchair and mobility impaired users, and older people.	N/A during construction + during operation	Residents of the Full Application 5 Development, especially wheelchair users, mobility impaired, and older people.	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	All of the residential units will meet National Space Standards and have access to different landscaped character areas and neighbourhoods within the Site. The Site layout will be designed to provide visual legibility, wayfinding, and areas of interest, as well as creating new access routes throughout.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The Full Application 5 Development includes 1,551 residential units across three plots. Of this number, 95% have been presumed as market housing and 5% presumed as intermediate housing (as justified through the Financial Viability Assessment prepared by Savills which accompanies the planning application). This housing will also be a mix of sizes including:	N/A during construction 0 during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area affected	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
		642 - 1 bedroom 828 - 2 bedroom 81 - 3 bedroom This will help to meet local housing needs.					
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes	The residential units will achieve a minimum SAP rating of a C, however the majority of apartments will achieve a rating of B.	N/A during construction + during operation	Residents of the Full Application Development 5	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 2-2 Access to health and social care services and other social infrastructure

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal retain or re-provide existing social infrastructure?	Yes	There is no existing infrastructure on Site, and there have been no known social infrastructure related uses previously.	N/A during construction 0 during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	On the basis of the accommodation schedule, the 1,550 units will generate a population yield of 2,596 residents, as set out within Chapter 16, Socio-economics. As identified in the baseline set out within Appendix 17.1, there are eight GP surgeries within one-mile of the Site. Assuming all the new residents register at these surgeries, the patient to GP will increase from 1,848 patients per FTE GP, to 1,913 patients per FTE GP, which would be above the recommended number of patients per FTE GP. As identified within the baseline, there are nine dental practices and 10 pharmacies within one mile of the Site. Further afield, there are six hospitals within three miles of the site with a range of specialist services to cater to a broad range of health conditions. With regards to the dentist practices, there is only one practice which is accepting new NHS patients, with another practice accepting new private patients. The new residential population to be generated as a result of the Full Application 5 Development will likely have potential further negative impacts upon this local provision.	N/A during construction - during operation (with regards to GP provision) - during operation (with regards to dental practice provision)	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	There is no existing healthcare facility on Site, and there have been no known health related uses previously. There will not be any provision for a healthcare facility on-site.	N/A during construction N/A during operation	Residents of the Full Application 5 Development and local residents	N/A during construction N/A during operation	N/A during construction N/A Permanent during operation	None recommended
Does the proposal assess the capacity, location and accessibility of other social infrastructure?	Yes	The assessment of social infrastructure needs and facilities such as education and community infrastructure provision is undertaken within both this chapter and Chapter 16 on socio-economic effects. The Site is generally well-located in terms of access to community facilities, open space, and recreational facilities. As identified within Chapter 16 on socio-economic effects, the impacts of the new population as part of the Full Application 5 Development requires 108 additional primary and 62 additional secondary school places. This level of pupil growth could be accommodated within	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
		current schools in the local area based on existing capacity identified in Chapter 16.					
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The Full Application 5 Development will include a range of non-residential uses on-site comprising of Class E, F and Sui Generis floorspaces. This includes local community uses such as indoor sport, recreation and fitness, medical/health, creche/day nursery and local community premises. The Site is also well located in relation to existing community uses and services which will be accessible to residents of the Full Application 5 Development, along with the provision of Clubhouse buildings to provide residential amenities and to foster a sense of community amongst residents, along with neighbouring residents who will be able to use the clubhouse services open to the wider public.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 2-3 Access to open space and nature

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal retain and enhance existing open and natural spaces?	No	The Site does not currently support any existing open and natural spaces which are accessible to the public. The proposal will, however, enhance open and natural spaces, as discussed in further detail below.	N/A during construction N/A during operation	N/A	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The Full Application 5 Development will provide a series of new public and private open spaces, with a selection of squares, gardens and attractive pedestrian routes. The focus is using ‘Wild Urbanism’ and Biophilic design to connect green spaces. The Illustrative Masterplan sets out the concept of Wild Urbanism: a vision of merging nature and city life, bringing the Irk Valley into the city and bringing urban elements to the valley. This approach will highlight the Site’s ecological qualities and diverse mix of uses and capitalise on the unique topography, to create a memorable place to live, work, and visit. The design of the streetscape and courtyard for the NT02-04 development plots embraces this vision through the application of biophilic design principles, reinforcing connections between communities, the built environment and urban nature. The masterplan ambition is to maximise green connections through both public realm and architectural interventions. New Town is a key connection between the River Irk valley and Angel Meadow Park. The streets and courtyards will act as green stepping stones, connecting St. Catherine’s Wood to Victoria North and Angel Meadow Park beyond. The natural forms and structure of the woodland will be expressed through the landscape and planting design. Furthermore, Travis Square provides an opportunity to create lush green environment, running north- south between Dantzic Street and Dulwich Street, comprised of woodland and woodland edge planting typologies. The courtyards of the NT02, NT03 and NT04 plots will offer the tranquillity and enclosure of woodland glades. Breaks in the building form will create framed views out to the surrounding streetscape, river valley and St Catherine’s Wood and provide intriguing glimpses of nature and courtyard life as people pass along the surrounding streets. The scheme will also see the introduction of Launch Pads within NT02, NT03 and NT04. Launch Pads are a new street typology that secure active space within the public realm. By reducing the number of on street car parking spaces, there exists more space for public life. Launch Pads are approximately 25sqm, similar to that of two car parking spaces. They are activated through either commercial, recreational or ecological uses.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
		17.158 These will be split between Dulwich West and South; Dulwich West hosts commercial orientated Launch Pads that will serve as a public facing spill out zone for the adjacent commercial tenants and provide space for pop up events and markets. Dulwich Street South is populated with residential orientated Launch Pads which relate better to the residential architecture.					
Does the proposal provide a range of play spaces for children and young people?	Yes	The Full Application 5 Development includes a range of open spaces for passive recreation and informal play, creating new areas for resident and local children to use.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The Full Application 5 Development has been carefully designed to enhance linkages between the public realm and open spaces on Site. An important component of this is the inclusion of links to the Travis Island Wetlands which will enhance the River Irk's natural assets and creating a distinct entrance to St Catherine's Wood.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	It is intended that everyone living in the Full Application 5 Development will have access to the landscaped open spaces within the Site. This will also be welcoming to visitors to the Site and residents from neighbouring areas.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal set out how new open space will be managed and maintained?	Yes	The new open space will be managed and maintained by a residential company. This will ensure that the Site does not fall into disrepair.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 2-4 Air quality, noise and neighbourhood amenity

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The Full Application 5 Development will have a Construction Environmental Management Plan (CEMP) conditioned as part of the planning application. Any CEMP prepared for the Development could include an overview of topics such as: • The Construction Programme; • A broad plan of construction works, highlighting the various work stages and associated schedule of works and equipment requirements; • Details of construction traffic and routing; • Detailed site layout arrangements, including the location of site compounds, storage areas, delivery to site access and egress and on / off loading areas, parking for staff and location of construction lighting and site hoarding; • Prohibited or restricted areas; • Site working hours; • Communication strategy with both MCC and the local community; • Provision of monitoring and recording, including maintaining a complaints and actions register and auditing procedures; and • Outline of key environmental management measures and details of any requirements for monitoring. This shall include details of any operations where disturbance / effects may occur, expected durations and response protocols. As part of the CEMP, mitigation measures as identified within this ES will also be incorporated, where necessary. Individual contractors will also incorporate relevant requirements in respect of environmental controls, based largely on standard good working practices and all other statutory requirements. In doing so, construction impacts which might have a detrimental impact upon health and wellbeing such as dust, noise, vibration and odours will be effectively managed. Further details on the construction effects can be identified in: • Chapter 11, Transport and Access • Chapter 12, Air Quality and Dust • Chapter 13, Noise and Vibration	0 during construction N/A during operation	Residents of the local area	Medium term during construction N/A during operation	Temporary during construction N/A during operation	None recommended
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	During the construction phase, effects on amenity and health associated with dust and particulate matter will be mitigated using best practice measures in line with the Institute of Air Quality Management guidance. This will ensure that any such residual effects will be negligible. Further details on this are provided within Volume 2: Main Text, Chapter 12: Air Quality and Dust. Emissions from construction traffic and plant will also contribute to local pollutant concentrations. However, based on the information available	0 during construction 0 during operation	Residents of the local area	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	Ensure air quality monitoring is undertaken throughout the construction process (as per recommendations in

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
		regarding construction traffic, air quality along the routes is largely good and as such any increase in emissions is not expected to result in any significant adverse effects at sensitive receptors located along the identified routes. Additional analysis is highlighted within Volume 2: Main Text, Chapter 12: Air Quality and Dust. During the operational phase, road traffic generated by the Full Application 5 Development is expected to increase concentrations of NO2, PM10 and PM2.5 at a number of receptors. However, for nearly all receptors the impacts are small / negligible. At a very small number of receptors a minor adverse impact on NO2 concentrations is predicted, however, when judged in the context of total pollutant concentrations and the sensitivity of the receptors, the overall impact on air quality is described as long-term, negligible (adverse), and not significant. For the assessment year of 2029 for Application 5, no exceedances of the air quality objectives for NO2, PM10 or PM2.5 are predicted within the Site. Therefore, future occupants should not be exposed to unacceptable level of air pollution.					Chapter 12 Air Quality and Dust).
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	A Traffic Management Plan will be prepared prior to construction in order to minimise vehicle waiting and congestion on local roads. The appointed contractor will ensure that occupiers of nearby properties and local residents will be informed in advance of works taking place, and as part of production of the CEMP, risks of noise pollution will be considered for each proposed activity and associated mitigation measures will be implemented.	0 during construction N/A during operation	Residents of the local area	Medium term during construction N/A during operation	Temporary during construction N/A during operation	None recommended

Table 2-5 Accessibility and active travel

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal address the ten Healthy Streets indicators?	Yes	Healthy Streets Indicators focus on the establishment of welcoming and safe streets which are usable by all, encourage walking and cycling, and offer places to rest. The Full Application 5 Development will meet all of the Healthy Streets indicators, as outlined below.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	The Full Application 5 Development will seek to enhance the legibility of the Site, creating accessible walking routes and connecting with the surrounding streets and other areas of the wider masterplan of Victoria North. For further details on this, refer to the Landscape section of the Design and Access Statement which accompanies this planning application.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	The Full Application 5 Development will promote cycling by providing cycle spaces for residents (1,551 are proposed). In addition to this, there will be several dedicated cycle parking areas on Site.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The Site is located approximately a one-mile cycle from Route 60 of the National Cycle Network which runs between North and East Manchester, with its furthest south segment forming part of the Fallowfield Loophole. Through the prioritisation of pedestrians throughout the Site, the proposal will also help to connect with local walking routes which given the Site location, will enable access to pedestrian networks across the city centre.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	A traffic management plan will be implemented on the Site which will outline timings of deliveries and routes to be taken by hauliers to ensure minimal disruption to local residents and businesses. Once operational, the scheme will be a 'low car development', with an estimated 104 car parking spaces to be provided for the Full Application 5 Development. This will seek to reduce residents' reliance on cars, effectively helping to manage traffic to and from the Site. The car parking spaces to be provided include both accessible and standard parking both as podium and on-street spaces.	0 during construction + during operation	Residents of the Full Application 5 Development and local residents	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Is the proposal well connected to public transport, local services and facilities?	Yes	The Site is well served by a number of local bus stops, the closest of which is less than 350m from the Site boundary. Additionally, Manchester Victoria rail station is approximately 600m to the southwest of the Site. There are a wide range of employment, retail, health and leisure facilities close to the Site, and there are therefore considerable opportunities to maximise the number of shorter distance trips that can be undertaken by alternative modes of travel to the car.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	As noted above, only 104 car spaces as part of this application will be designated for use by residents. Furthermore, a Travel Plan will be prepared for residents of the site to continue to promote the reduction of private car usage.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	A proportion of the car parking spaces within the Development will be accessible, either on-street or within the podium. This includes 10 for residents and 4 for visitors. In addition to this, all residential units will be accessible either by a lift or through ground floor entry. The streetscape will also incorporate measures to ensure that people with mobility problems or disabilities can still access and enjoy the development.	N/A during construction + during operation	Residents of the Full Application 5 Development, particularly mobility impaired and wheelchair users, and older and younger people	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 2-6 Crime reduction and community safety

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal incorporate elements to help design out crime?	Yes	Secure by Design principles have been incorporated into the design. Design features such as lighting will be used to ensure a feeling of safety and discourage anti-social behaviour. Further details are provided within the Design and Access Statement and the Crime Impact Statement which both accompany the planning application.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The Site integrates well into the surrounding streetscape, encouraging pedestrian flow throughout the Site. As such, this layout and the public landscaped areas will promote a sense of community within the locality – ensuring that there is a sense of connection with existing communities and other new communities who will be resident within other schemes as part of the Victoria North masterplan. Additionally, both the public and private space has been designed to promote natural surveillance.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The existing Site does not contribute to the general character and appearance of the area, whereas the Full Application 5 Development will improve the quality of the local environment, with landscaping softening the edges of the Site, encouraging pedestrian movement throughout. Landscaped amenity space within the Site will also provide an attractive area for communal use and social interaction. This will be enhanced by the fact that the Full Application 5 Development is mixed-use, meaning that it will have multiple functions enabling it to be activated at all times of day.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Engagement has been carried out with the local community and a range of local organisations to discuss the future plans for the Site. Further details of this are included within the Statement of Community Involvement (SCI) also submitted alongside this planning application.	+ during construction + during operation	Local residents, businesses, other affected parties including local organisations	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 2-7 Access to healthy food

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers’ markets?	No	The Full Application 5 Development does not currently include any space for allotments or community farms or markets. It does however include the provision of commercial space which might be able to support the sale and supply of local food to people.	N/A during construction 0 during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	Up to 2,340 sqm GEA is allocated to non-residential uses within the Full Application 5 Development, some of which could include retail uses (both food and non-food). At this stage the end use of the space is not yet known, however it is possible a food shop could occupy the space which may be a smaller affordable shop and/or social enterprise.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	Whilst the end use of the commercial floorspace is not known, fast food takeaways would likely be discouraged within the scheme. This will ensure that there is not an over-concentration of hot-food takeaways in the local area.	N/A during construction N/A during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 2-8 Access to work and training

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent ‘end-use’ jobs?	Yes	The Full Application 5 Development will generate a number of temporary construction jobs during the construction phase (see Chapter 16: Socio-economics) some of which could be in association with construction training or apprenticeship schemes. In addition to construction employment, the Full Application 5 Development is projected to result in a net gain of full-time equivalent employee jobs through the addition of new commercial floorspace which could support between 118 and 220 employees (dependent on the final use of the premises).	+ during construction + during operation	The local and regional workforce	Medium during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal provide childcare facilities?	No	Up to 2,340 sqm GEA is allocated to non-residential uses within the Full Application 5 Development, of which includes a Creche, Day Nursey or Day Centre, albeit at this stage the end use of the space is not yet known, however it is possible that childcare facilities could occupy the space.	N/A during construction N/A during operation	Residents of the Full Application 5 Development and local residents	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
Does the proposal include managed and affordable workspace for local businesses?	No	Up to 2,340 sqm GEA is allocated to non-residential uses which include uses under Class E, F and Sui Generis which incorporates offices and workspaces. These could be taken up by local businesses in the future.	N/A during construction + during operation	The local and regional workforce	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The planning application includes a Local Labour Agreement which sets out measures to ensure that work opportunities which arise during the construction and operation phases of the Full Application 5 Development are prioritised for local people.	+ during construction + during operation	The local and regional workforce	Medium during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 2-9 Social cohesion and inclusive design

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	A number of community engagement exercises have sought to include local residents and groups with the emerging plans for the development and for any issues, including concerns relating to health to be raised. Further details have been provided within the Statement of Community Involvement (SCI) which accompanies the planning application.	0 during construction 0 during operation	Residents of the Full Application 5 Development and local residents	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The Site creates new connections with existing communities, encouraging pedestrian movement through the Site and surrounding developments within the Victoria North masterplan. The multi-use nature of the Full Application 5 Development will also encourage people from outside the Site to enter to use the range of facilities on offer including commercial and community uses.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include a mix of uses and a range of community facilities?	Yes	The Full Application 5 Development includes a wide range of uses incorporating residential units with non-residential uses, a primary school and a health/medical centre. Further details on the final uses of the non-residential floorspace will be addressed during the reserved matters stages.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal provide opportunities for the voluntary and community sectors?	No	As part of the Full Application 5 Development, the potential non-residential floorspaces include uses under F2 'Local Community' which might include halls and meeting places for principal use of the community. This type of facility would provide premises for organisations working in the voluntary and community sector.	N/A during construction + during operation	Residents of the Full Application 5 Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The Full Application 5 Development includes a range of housing options which incorporate inclusive design, adaptable dwellings, and accessibility considerations features such as step free access and legible site layout. Other features such as the provision of landscaped amenity space and design of buildings which promotes natural surveillance, encourages social interaction and security, which are beneficial for older, younger, and mobility impaired people.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 2-10 Minimising the use of resources

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal make best use of existing land?	Yes	The Full Application 5 Development will be constructed on previously developed land, making it a brownfield development. The intensity of uses on the Site will be greatly increased compared with its current use and optimised to provide much needed housing in a sustainable location, close to the city centre and a range of other amenities.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal encourage recycling, including building materials?	Yes	During construction, waste management measures will be put in place, with any salvageable materials considered for reuse on-site or recycling. Once operational, residential bin stores will be located on plots and within each block, adjacent cores will then be consolidated by building management into bin stores at bin collection locations. On collection day bins will be placed at presentation points within the buildings. By ensuring convenient access to bins, residents will be more likely to recycle.	+ during construction + during operation	Residents of the Full Application 5 Development	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal incorporate sustainable design and construction techniques?	Yes	The development will incorporate a range of energy efficiency measures. The Development utilises a fabric approach by use of an envelope performance that far exceeds that required by current Building Regulations, it is also proposed to maximise the installation of PV panels to generate on site electricity through renewable energy. Further details on these sustainability measures are referred to within the 'Sustainability Objectives' of the DAS, along with being set out within the Environmental Standards Statement which accompanies the planning application.	+ during construction + during operation	Residents of the Full Application 5 Development	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 2-11 Climate change

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal incorporate renewable energy?	Yes	Energy efficiency measures have been incorporated including PV panels. These will be integrated throughout the Full Application 5 Development to minimise energy use.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes	The proposal will ensure that buildings and open spaces will be able to respond to summer and winter temperatures. This will be through the inclusion of trees within landscaping plans and shaded areas for the warmer months, along with ensuring ventilation in the residential units. These units will also be well insulated to ensure that they can respond to winter temperatures too.	N/A during construction + during operation	Residents of the Full Application 5 Development Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal maintain or enhance biodiversity?	Yes	As set out within the Biodiversity Net Gain (BNG) Assessment prepared as part of the planning application, the Full Application 5 Development would result in a 52.7% BNG. As such, the proposals will provide a significant enhancement to the ecological value currently evident at the site. Further information can be found within Chapter 7, Ecology and Nature Conservation and within the Landscape section of the Design and Access Statement.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The Full Application 5 Development will incorporate a range of sustainable urban drainage techniques. Further details can be found within Chapter 10, Drainage and Flood Risk.	N/A during construction + during operation	Residents of the Full Application 5 Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

3. In-combination Effects of Applications 4 and 5

Table 3-1 Housing design and affordability

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area affected	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	While the Lifetime Homes Standard is no longer included within planning policy (albeit referred to within the MCC core strategy), the principles of the Standard still exist and are relevant. These principles relate to providing housing which can be adaptable to people's changing needs and accommodating the needs of a wide range of households. The Proposed Development incorporates design elements such as doors and internal circulation spaces of a width to accommodate wheelchairs and pushchairs. Furthermore, a commitment has been made that 10% of dwellings meet the M4(2) standards.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	The Proposed Development will address the housing needs of older people by placing homes in an accessible and well-connected environment, enabling older people to be close to amenities without the need to drive or take transport for prolonged periods of time. Furthermore, the flats will have step-free access included, meaning that the units can be lived in even when mobility issues may become pronounced (for example, older residents in houses with stairs are more likely to need to move residence in older age). In addition to this, approximately 10% of homes will meet the M4(2) standard, further promoting accessibility.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	Features of wheelchair accessible homes will include level thresholds, circulation space, and accessible bathrooms. Design measures include corridors, doors and lifts being designed to allow for wheelchair access, compliant lighting, and compliant ramps or level access areas. These measures benefit both wheelchair and mobility impaired users, and older people.	N/A during construction + during operation	Residents of the Proposed Development, especially wheelchair users, mobility impaired, and older people.	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	All of the residential units will meet National Space Standards and have access to different landscaped character areas and neighbourhoods within the Site. The Site layout will be designed to provide visual legibility, wayfinding, and areas of interest, as well as creating new access routes throughout.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include a range of housing types and sizes, including affordable	Yes	The Proposed Development includes up to 4,801 residential units across both Outline Application 4 and Full Application 5. Of this number, some of the residential units could be affordable (either intermediate housing or social rent), subject to further viability reviews. This housing will also be a mix of sizes to respond to local housing needs.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area affected	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
housing responding to local housing needs?							
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes	Whilst the SAP ratings for the homes included as part of Outline Application 4 are yet to be modelled, the SAP ratings for the homes as part of Full Application 5 demonstrate the achievement of a minimum of a C rating, with the majority of apartments achieving a B rating. It is likely that a similar rating will be achieved across all dwellings.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 3-2 Access to health and social care services and other social infrastructure

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal retain or re-provide existing social infrastructure?	Yes	There is no existing infrastructure on Site, and there have been no known social infrastructure related uses previously.	N/A during construction 0 during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	On the basis of the accommodation schedule, the 4,800 units will generate a population yield of 8,662 residents, as set out within Chapter 16, Socio-economics. As demonstrated within the baseline assessment, there are currently nine practices within one mile (circa 1.61km) of the Site, however none of these practices are currently accepting NHS patients and only two are accepting private patients. This may mean that there will be a shortfall in dental provision across the local area. In addition to dental services, the new 8,662 residents will also require access to a GP practice. As identified in the baseline set out within Appendix 17.1, there are eight GP surgeries within one mile of the Site. Assuming all the new residents register at these surgeries, the patient to GP will increase from 1,848 patients per FTE GP, to 2,064 patients per FTE GP. Despite this however, Outline Application 4 includes the potential provision of floorspaces for health centre uses. As set out in Chapter 16, for the purposes of this assessment it is presumed that this centre may be able to support an estimated 10 FTE GPs (although this is subject to further review). When considering this additional provision of GPs, the FTE GP to patient ratio would be 1 GP to every 1,652 patients. This would also be a worst-case scenario given that some new residents may already be registered to local GP clinics, and/or may remain registered at other practices further afield. As identified within the baseline, there are nine dental practices and 10 pharmacies within one mile of the Site. Further afield, there are six hospitals within three miles of the site with a range of specialist services to cater to a broad range of health conditions. With regards to the dentist practices, there is only one practice which is accepting new NHS patients, with another practice accepting new private patients. The new residential population to be generated as a result of the Proposed Development will likely have further potential negative impacts upon this local provision.	N/A during construction - during operation (with regards to dental provision) 0 during operation (with regards to GP provision)	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	There is no existing healthcare facility on Site, and there have been no known health related uses previously. Despite this, the development will proactively respond to the needs of the local area by providing up to 3,250 sqm (GIA) for health centre uses. Further details on this will be provided at the reserved matters stage.	N/A during construction N/A during operation	Residents of the Proposed Development and local residents	N/A during construction N/A during operation	N/A during construction N/A Permanent during operation	None recommended
Does the proposal assess the capacity, location and accessibility of other social infrastructure?	Yes	The Site is generally well-located in terms of access to community facilities, open space, and recreational facilities. As identified within Chapter 16 on socio-economic effects, the impacts of the new population as part of the Proposed Development requires 431 additional primary and 302 additional secondary school places. There are currently 409 primary school places across local schools available and 2,769 surplus places across secondary schools. In view of the above, there is likely to be insufficient capacity across the primary schools surrounding the Site to accommodate the additional 430 primary pupils generated by the Proposed Development. Outline Application 4 includes the provision of a primary school. As set out within Chapter 16, this will be able to accommodate 210 students. This will enable primary students to attend school on-site and will not exacerbate capacity constraints across other local schools in the area. If a primary school is provided within Outline Application 4, this would enhance the number of primary school places on offer in the local area and would therefore mean that across all schools there would be a surplus of 189 pupil places. It should be noted however, that Outline Application 4 considers the primary school provision to be a potential 'swing plot' within the Proposed Development, meaning that it may be used either for education or residential purposes. If the primary school did not come forward within Outline Application 4, there would be a deficit of 21 primary places once the Proposed Development are both complete and operational.	N/A during construction + during operation (if school is provided within swing plot) - during operation (if school is not provided in swing plot)	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The Proposed Development will include a range of non-residential uses on-site comprising of Class E, F and Sui Generis floorspaces. This includes local community uses such as indoor sport, recreation and fitness, medical/health, creche/day nursery and local community premises. The Site is also well located in relation to existing community uses and services which will be accessible to residents of the Proposed Development, along with the provision of Clubhouse buildings to provide residential amenities and to foster a sense of community amongst	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
		residents, along with neighbouring residents who will be able to use the clubhouse services open to the wider public.					

Table 3-3 Access to open space and nature

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal retain and enhance existing open and natural spaces?	No	The Site does not currently support any existing open and natural spaces which are accessible to the public. The proposal will, however, enhance open and natural spaces, as discussed in further detail below.	N/A during construction N/A during operation	N/A	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The Proposed Development (as detailed in Table 1-3 and 2-3 above) will provide open space, along with enhancing access to natural spaces. In addition to this, future residents and workers of both Applications 4 and 5 will benefit from close proximity to the open space proposed as part of Application 2, which is estimated to provide around 3.03 hectares of open space.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal provide a range of play spaces for children and young people?	Yes	The Proposed Development includes a range of open spaces for passive recreation and informal play.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The Proposed Development has been carefully designed to enhance linkages between the public realm and open spaces on Site. An important component of this is the inclusion links to the Travis Island Wetlands which will enhance the River Irk’s natural assets and creating a distinct entrance to St Catherine’s Wood.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	It is intended that everyone living at the Proposed Development will have access to the landscaped open spaces within the Site. This will also be welcoming to visitors to the Site and residents from neighbouring areas. Further details on the landscape designs will be provided at the reserved matters stage.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal set out how new open space will be managed and maintained?	Yes	The new open space will be managed and maintained by a residential company. This will ensure that the Site does not fall into disrepair.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 3-4 Air quality, noise and neighbourhood amenity

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The Proposed Development will have a Construction Environmental Management Plan (CEMP) conditioned as part of the planning application. Any CEMP prepared for the Development could include an overview of topics such as: • The Construction Programme; • A broad plan of construction works, highlighting the various work stages and associated schedule of works and equipment requirements; • Details of construction traffic and routing; • Detailed site layout arrangements, including the location of site compounds, storage areas, delivery to site access and egress and on / off loading areas, parking for staff and location of construction lighting and site hoarding; • Prohibited or restricted areas; • Site working hours; • Communication strategy with both MCC and the local community; • Provision of monitoring and recording, including maintaining a complaints and actions register and auditing procedures; and • Outline of key environmental management measures and details of any requirements for monitoring. This shall include details of any operations where disturbance / effects may occur, expected durations and response protocols. As part of the CEMP, mitigation measures as identified within this ES will also be incorporated where necessary. Individual contractors will also incorporate relevant requirements in respect of environmental controls, based largely on standard good working practices and all other statutory requirements. In doing so, construction impacts which might have a detrimental impact upon health and wellbeing such as dust, noise, vibration and odours will be effectively managed. Further details on the construction effects can be identified in: • Chapter 11, Transport and Access • Chapter 12, Air Quality and Dust • Chapter 13, Noise and Vibration	0 during construction N/A during operation	Residents of the local area	Medium term during construction N/A during operation	Temporary during construction N/A during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	During the construction phase, effects on amenity and health associated with dust and particulate matter will be mitigated using best practice measures in line with the Institute of Air Quality Management guidance. This will ensure that any such residual effects will be negligible. Further details on this are provided within Volume 2: Main Text, Chapter 12: Air Quality and Dust. Emissions from construction traffic and plant will also contribute to local pollutant concentrations. However, based on the information available regarding construction traffic, air quality along the routes is largely good and as such any increase in emissions is not expected to result in any significant adverse effects at sensitive receptors located along the identified routes. Additional analysis is highlighted within Volume 2: Main Text, Chapter 12: Air Quality and Dust. During the operational phase, road traffic generated by the Proposed Development is expected to increase concentrations of NO2, PM10 and PM2.5 at a number of receptors. However, for nearly all receptors the impacts are small / negligible. At a very small number of receptors a minor adverse impact on NO2 concentrations is predicted, however, when judged in the context of total pollutant concentrations and the sensitivity of the receptors, the overall impact on air quality is described as long-term, negligible (adverse), and not significant. For the assessment years of 2029 (Full Application 5) and 2032 (Outline Application 4), no exceedances of the air quality objectives for NO2, PM10 or PM2.5 are predicted within the Site. Therefore, future occupants should not be exposed to unacceptable level of air pollution.	0 during construction 0 during operation	Residents of the local area	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	A Traffic Management Plan will be prepared prior to construction in order to minimise vehicle waiting and congestion on local roads. The appointed contractor will ensure that occupiers of nearby properties and local residents will be informed in advance of works taking place, and as part of production of the CEMP, risks of noise pollution will be considered for each proposed activity and associated mitigation measures will be implemented.	0 during construction N/A during operation	Residents of the local area	Medium term during construction N/A during operation	Temporary during construction N/A during operation	Ensure community liaison is undertaken throughout the construction process.

Table 3-5 Accessibility and active travel

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal address the ten Healthy Streets indicators?	Yes	Healthy Streets Indicators focus on the establishment of welcoming and safe streets which are usable by all, encourage walking and cycling, and offer places to rest. The Proposed Development will meet all of the Healthy Streets indicators, as outlined below.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	The Proposed Development will seek to enhance the legibility of the Site, creating accessible walking routes and connecting with the surrounding streets and other areas of the wider masterplan of Victoria North. For further details on this, refer to the Landscape section of the Design and Access Statement which accompanies this planning application.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	The Proposed Development will promote cycling by providing cycle spaces for use by the residential units, with one cycle space per unit proposed. In addition to this, there will be several dedicated cycle parking areas on Site for visitors and workers.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The Site is located approximately a one-mile cycle from Route 60 of the National Cycle Network which runs between North and East Manchester, with its furthest south segment forming part of the Fallowfield Loopline. Through the prioritisation of pedestrians throughout the Site, the proposal will also help to connect with local walking routes which given the Site location, will enable access to pedestrian networks across the city centre.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	A traffic management plan will be implemented on the Site which will outline timings of deliveries and routes to be taken by hauliers to ensure minimal disruption to local residents and businesses. Once operational, the scheme will be a ‘low car development’, with up to 519 car parking spaces to be provided for the Proposed Development (up to 325 residential in Outline Application 4, up to 25 non-residential in Outline Application 4, 52 for residents of NT02-NT04, 104 for residents in Detailed Application 5 and an additional 13 for visitors within Detailed Application 5). This will seek to reduce residents’ and visitors’ reliance on cars, effectively helping to manage traffic to and from the Site. The car parking spaces to be provided include both accessible and standard parking both as podium and on-street spaces.	0 during construction + during operation	Residents of the Proposed Development and local residents	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Is the proposal well connected to public transport, local services and facilities?	Yes	The Site is well served by a number of local bus stops, the closest of which is less than 350m from the Site boundary. Additionally, Manchester Victoria rail station is approximately 600m to the southwest of the Site. There are a wide range of employment, retail, health and leisure facilities close to the Site, and there are therefore considerable opportunities to maximise the number of shorter distance trips that can be undertaken by alternative modes of travel to the car.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	There is a significantly lower amount of car parking spaces proposed, when considered in relation to the number of residential units within the Proposed Development. This therefore highlights that the schemes together will seek to reduce car use. This will be enhanced through the inclusion of cycle parking spaces for residents and visitors at the Proposed Development too.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	A proportion of resident and visitor car parking spaces within the Proposed Development will be accessible, either on-street or within the podium. In addition to this, all residential units will be accessible either by a lift or through ground floor entry. The streetscape will also incorporate measures to ensure that people with mobility problems or disabilities can still access and enjoy the Proposed Development.	N/A during construction + during operation	Residents of the Proposed Development, particularly mobility impaired and wheelchair users, and older and younger people	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 3-6 Crime reduction and community safety

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal incorporate elements to help design out crime?	Yes	Secure by Design principles have been incorporated into the design. Design features such as lighting will be used to ensure a feeling of safety and discourage anti-social behaviour. Further details are provided within the Design and Access Statement and the Crime Impact Statement which both accompany the planning application.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The Site integrates well into the surrounding streetscape, encouraging pedestrian flow throughout the Site. As such, this layout and the public landscaped areas will promote a sense of community within the locality – ensuring that there is a sense of connection with existing communities and other new communities who will be resident within other schemes as part of the Victoria North masterplan. Additionally, both the public and private space has been designed to promote natural surveillance.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The existing Site does not contribute to the general character and appearance of the area, whereas the Proposed Development will improve the quality of the local environment, with landscaping softening the edges of the Site, encouraging pedestrian movement throughout. Landscaped amenity space within the Site will also provide an attractive area for communal use and social interaction. This will be enhanced by the fact that the Proposed Development is mixed-use, meaning that it will have multiple functions enabling it to be activated at all times of day.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Engagement has been carried out with the local community and a range of local organisations to discuss the future plans for the Site. Further details of this are included within the Statement of Community Involvement (SCI) also submitted alongside this planning application.	+ during construction + during operation	Local residents, businesses, other affected parties including local organisations	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 3-7 Access to healthy food

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	No	The Development Specification for Outline Application 4 shows that within Plot RB10, provision has been made to a ground floor outdoor market space. This will support the supply of local food by providing a space for local traders to operate. Further details will be confirmed at the reserved matters stage. Given the proximity to Full Application 5, this market space will be able to serve the new resident population at this Site too.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	Up to 9,340 sqm GEA is allocated to non-residential uses within the Proposed Development, some of which could include retail uses (both food and non-food). At this stage the end use of the space is not yet known, however it is possible a food shop could occupy the space which may be a smaller affordable shop and/or social enterprise.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	Whilst the end use of the commercial floorspace is not known, fast food takeaways would likely be discouraged within the scheme. This will ensure that there is not an over-concentration of hot-food takeaways in the local area.	N/A during construction N/A during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 3-8 Access to work and training

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Proposed Development will generate a number of temporary construction jobs during the construction phase (see Chapter 16: Socio-economics) some of which could be in association with construction training or apprenticeship schemes. In addition to construction employment, the Proposed Development is projected to result in a net gain of full-time equivalent employee jobs through the addition of new commercial floorspace which could support between 459 and 878 employees (dependent on the final use of the premises).	+ during construction + during operation	The local and regional workforce	Medium during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal provide childcare facilities?	No	Up to 9,340 sqm GEA is allocated to non-residential uses within the Proposed Development, of which includes a Creche, Day Nursey or Day Centre, albeit at this stage the end use of the space is not yet known, however it is possible that childcare facilities could occupy the space.	N/A during construction N/A during operation	Residents of the Proposed Development and local residents	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
Does the proposal include managed and affordable workspace for local businesses?	No	Up to 9,340 sqm GEA is allocated to non-residential uses which include uses under Class E, F and Sui Generis which incorporates offices and workspaces. These could be taken up by local businesses in the future.	N/A during construction + during operation	The local and regional workforce	N/A during construction N/A during operation	N/A during construction N/A during operation	None recommended
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The planning application includes a Local Labour Agreement which sets out measures to ensure that work opportunities which arise during the construction and operation phases of the Proposed Development are prioritised for local people.	+ during construction + during operation	The local and regional workforce	Medium during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 3-9 Social cohesion and inclusive design

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	A number of community engagement exercises have sought to include local residents and groups with the emerging plans for the development and for any issues, including concerns relating to health to be raised. Further details have been provided within the Statement of Community Involvement (SCI) which accompanies the planning application.	0 during construction 0 during operation	Residents of the Proposed Development and local residents	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The Site creates new connections with existing communities, encouraging pedestrian movement through the Site and surrounding developments within the Victoria North masterplan. The multi-use nature of the Proposed Development will also encourage people from outside the Site to enter to use the range of facilities on offer including commercial and community uses.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal include a mix of uses and a range of community facilities?	Yes	The Proposed Development includes a wide range of uses incorporating residential units with non-residential uses, a primary school and a health/medical centre. Further details on the final uses of the non-residential floorspace will be addressed during the reserved matters stages.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal provide opportunities for the voluntary and community sectors?	No	As part of the Proposed Development, the potential non-residential floorspaces include uses under F2 'Local Community' which might include halls and meeting places for principal use of the community. This type of facility would provide premises for organisations working in the voluntary and community sector.	N/A during construction + during operation	Residents of the Proposed Development and local residents	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The Proposed Development includes a range of housing options which incorporate inclusive design, adaptable dwellings, and accessibility considerations features such as step free access and legible site layout. Other features such as the provision of landscaped amenity space and design of buildings which promotes natural surveillance, encourages social interaction and security, which are beneficial for older, younger, and mobility impaired people.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended

Table 3-10 Minimising the use of resources

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
Does the proposal make best use of existing land?	Yes	The Proposed Development will be constructed on previously developed land, making it a brownfield development. The intensity of uses on the Site will be greatly increased compared with its current use and optimised to provide much needed housing in a sustainable location, close to the city centre and a range of other amenities.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal encourage recycling, including building materials?	Yes	During construction, waste management measures will be put in place, with any salvageable materials considered for reuse on-site or recycling. Once operational, residential bin stores will be located on plots and within each block, adjacent cores will then be consolidated by building management into bin stores at bin collection locations. On collection day bins will be placed at presentation points within the buildings. By ensuring convenient access to bins, residents will be more likely to recycle.	+ during construction + during operation	Residents of the Proposed Development	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended
Does the proposal incorporate sustainable design and construction techniques?	Yes	The Proposed Development will both incorporate a range of sustainable design and construction techniques. Further details are provided within the Environmental Standards Statements provided for both Applications 4 and 5. Further details on these sustainability measures are also referred to within the 'Sustainability Objectives' of the DAS.	+ during construction + during operation	Residents of the Proposed Development	Medium term during construction Long term during operation	Temporary during construction Permanent during operation	None recommended

Table 3-11 Climate change

Assessment Criteria	Relevant?	Details and evidence	Potential Health and Wellbeing Impact (+ beneficial, 0 negligible, - adverse)	Study area impacted	Duration of change	Temporary or permanent	Further actions and/or enhancement measures?
oodDoes the proposal incorporate renewable energy?	Yes	Energy efficiency measures will be incorporated including the use of PV panels within the designs for Full Application 5. Further details will be confirmed as the design for Outline Application 4 progresses.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes	The proposal will ensure that buildings and open spaces will be able to respond to summer and winter temperatures. This will be through the inclusion of trees within landscaping plans and shaded areas for the warmer months, along with ensuring ventilation in the residential units. These units will also be well insulated to ensure that they can respond to winter temperatures too.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal maintain or enhance biodiversity?	Yes	As noted in Table 1-11, a site-specific assessment of BNG for the area contained within Outline Application 4 is yet to be completed and will be done as part of any forthcoming reserved matters. For Full Application 5 however, the BNG assessment indicated a 52.7% enhancement in BNG units resulting from the Proposed Development. As such, it is considered that both applications considered together will overall contribute to enhancing biodiversity in the local area. Further information can be found within Chapter 7, Ecology and Nature Conservation and within the Landscape section of the Design and Access Statement.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The Proposed Development will incorporate a range of sustainable urban drainage techniques. Further details can be found within Chapter 10, Drainage and Flood Risk.	N/A during construction + during operation	Residents of the Proposed Development	N/A during construction Long term during operation	N/A during construction Permanent during operation	None recommended