

PLANNING STATEMENT BENMORE ROAD

Planning policy framework

This document sets out the key planning policies at the national and local level, which are relevant to the determination of this planning application.

The relevant adopted Development Plan Documents for the area include:

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

According to the adopted policies map, the sites comprise allocated land for housing Manchester Core Strategy (2012)

The Core Strategy 2012-2027 was adopted by MCC on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. A summary of the key policies is set out below and a full assessment of the development plan policies is enclosed at Appendix 6.

Policy SP 1 ('Spatial Principles') provides the key spatial principles that will guide the strategic development of Manchester to 2027, including that all development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan. The policy also sets out 'Core Development Principles', including that development in all parts of the City should: make a positive contribution to neighbourhoods of choice; minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision



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Policy H 1 (“Overall Housing Provision”) states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. It is stated that, outside the Inner Areas, the emphasis will be on increasing the availability of family housing, therefore, lower densities may be appropriate. Policy H 8 (“Affordable Housing”) states that new development will contribute to the Citywide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

The following Core Strategy policies are also of relevance to the proposed development:

- Policy T1 (“Sustainable Transport”)
- Policy T2 (“Accessible Areas of Opportunity and Need”)
- Policy EN 1 (“Design Principles and Strategic Character Areas”)
- Policy EN 4 (“Reducing CO2 Emissions by Enabling Low and Zero Carbon Development”)
- Policy EN 6 (“Target Framework for CO2 reductions from low or zero carbon energy supplies”)
- Policy EN 8 (“Adaptation to Climate Change”)
- Policy EN 14 (“Flood Risk”)
- Policy EN 15 (“Biodiversity and Geological Conservation”)
- Policy EN 16 (“Air Quality”)
- Policy EN 17 (“Water Quality”)
- Policy EN 18 (“Contaminated Land and Ground Stability”)
- Policy EN 19 (“Waste”)
- Policy EC 1 (“Employment and Economic Growth in Manchester”)
- Policy PA 1 (“Developer Contributions”)
- Policy DM 1 (“Development Management”) Saved Unitary Development Plan Policies (1995)



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Other Material Considerations

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

Supplementary Planning Guidance and Documents ('SPGs' and 'SPDs');

The Emerging Manchester Local Plan;

The Emerging Places for Everyone ('Pfe');

National Planning Policy Framework ('the Framework');

The Guide to Development in Manchester seeks to provide guidance which will help to develop and enhance an environment within Manchester that is visually attractive, has a unique and positive sense of place and that properly caters for the functions which it accommodates both now and in the future. The advice covers the following issues: design; accessibility; environmental standards; street hierarchy; parking guidelines; housing density; promotion of a safer environment; design for health; and internal design principles. Providing for Housing Choice (September 2008)

The Providing for Housing Choice SPD provides planning guidance on the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision. Manchester Residential Quality Guidance (December 2017)

The Manchester Residential Quality Guidance ('MRQG') was published in draft in August 2016 and adopted by the City Council's Executive in December 201

It sets out MCC's design and quality standard for new housing. The quality guidance demands design excellence in all new housing built in the city, sets minimum space standards and seeks to ensure high environmental standards.

The Residential Growth Strategy recognises the critical relationship between housing and economic growth. There is an urgent need to build more new homes to meet future demands from the growing population. Manchester: A Certain Future (MACF)



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

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

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

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Paragraph 60 states that, “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

Paragraph 99 states that, “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land



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to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

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

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

Paragraph 130 states that, “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;



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

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

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

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

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air



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and water quality, taking into account relevant information such as river basin management plans; and

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

Paragraph 183 states that, “Planning policies and decisions should ensure that:

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

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

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

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

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

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

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.” National Planning Practice Guidance



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As defined by the adopted policies map, the sites comprise land allocated for housing. This section has detailed the adopted and emerging local and national planning policy and guidance, including Manchester's PPOSS and several SPDs, that is of relevance to the site and the proposed development.

In summary, the principle of the proposed development accords with the adopted Development Plan and current national planning policy, being high-quality family housing located within North East Manchester. Furthermore, the proposed development is acceptable in terms of highways, accessibility and parking, residential amenity, design, biodiversity and ecology, arboriculture, waste management, and the Council's requirements regarding local

The proposals will deliver a series of social, environmental and economic benefits which should be afforded significant weight in the determination of the planning and Overall, the proposal represents sustainable development, in accordance with Paragraph 8 of the Framework, and will deliver a number of economic, social and environmental benefits.

Overall, the proposals comprise a high-quality residential development that will deliver family dwellings in a sustainable location.



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