



Supporting Planning Statement

Full Planning Application
Land off Wilbraham Road, Chorlton

On behalf of Anwyl Homes and the Greater Manchester
Youth Federation
November 2022

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1 INTRODUCTION

1.1 This Supporting Planning Statement ('SPS') has been prepared by Asteer Planning LLP ('Asteer Planning') on behalf of Anwyl Homes and the Greater Manchester Youth Federation ('GMYF') (formerly known as The Boys' and Girls' Club of Greater Manchester) ('the Applicant') in support of a full planning application at land off Wilbraham Road, Chorlton, Manchester ('the site').

1.2 The description of development is as follows:

"Full planning application proposing the erection of a residential development (Use Class C3a), with associated infrastructure, including landscaping, ecological mitigation, drainage, car parking, access from Wilbraham Road, demolition of garage to the rear of 354 Wilbraham Road and other associated works."

1.3 This document provides a detailed description of the application site and development proposals and the relevant planning considerations. It considers the proposals in light of national and local planning policy and details the key benefits of the scheme.

1.4 The proposed development is described fully in the Design and Access Statement prepared by APD and presented on the application drawings. The application proposals have been developed in consultation with Manchester City Council ('MCC') Officers and other key stakeholders. A community consultation exercise has been undertaken by the Applicant and the community consultation process is described fully in the Statement of Community Involvement prepared by UK Networks and summarised in Section 4 of this SPS.

Background

1.5 The site, aside from the area of land proposed for ecological mitigation, is owned by The Greater Manchester Trust for Recreation (working name "GMYF") and previously known as Boys' and Girls' clubs of Greater Manchester). GMYF, is a registered charity, whose origin dates to the mid 1800's. The ecological mitigation area is owned by the St Margaret's Centre. This area is hereafter referred to as the 'ecological area'.

1.6 As detailed in Section 2 of this SPS, GMYF has been operating in an extremely challenging environment owing to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Following a strategic review, the charity is undertaking a rationalisation of redundant land that it owns to enable reinvestment in several critical areas of the charity, such as safeguarding, activities and trips, governance and a new team of youth workers,

to ensure that the 125 year old charity is able to support its affiliated clubs, volunteers and young people across Greater Manchester for many years to come.

- 1.7 In view of the above, GMYF has selected Anwyl Homes as the preferred developer for land off Wilbraham Road and the receipt from the sale of the land will be reinvested into the Charity to deliver on their charitable objectives, which aim to create opportunities for as many young people as possible in Greater Manchester.
- 1.8 Anwyl is a proud family builder whose history dates back to the 1930s. Having initially started in the Rhyl area, Anwyl Homes has grown rapidly and is operating within two regions namely Anwyl Homes Cheshire & North Wales and Anwyl Lancashire (based in Chorley) with the aim of building around 800 homes per year. Further information about Anwyl is provided at Section 3 of this SPS.

Supporting Information

- 1.9 The following information has been submitted in support of this full planning application:
1. Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
 2. Covering letter prepared by Asteer Planning;
 3. This Supporting Planning Statement (including Affordable Housing Statement) prepared by Asteer Planning;
 4. Agronomy Report prepared by STRI;
 5. Application drawings prepared by APD (Drawing Schedule enclosed at **Appendix 1**);
 6. Air Quality Assessment prepared by Redmore Environmental;
 7. Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Tyler Grange;
 8. Broadband Connectivity Assessment prepared by GTech Surveys;
 9. Construction Environmental Management Plan prepared by Anwyl Homes;
 10. Crime Impact Statement prepared by Greater Manchester Police;
 11. Design and Access Statement (including Residential Standards Statement, Waste Management Strategy, Blue and Green Infrastructure Statement) prepared by APD;

12. Ecological Impact Assessment prepared by Tyler Grange;
13. Ecological Enhancement Strategy prepared by Tyler Grange;
14. Environmental Standards Statement prepared by Watt Energy;
15. EV Charging Specification;
16. Flood Risk Assessment and Drainage Strategy prepared by RSK;
17. Heritage Statement prepared by RPS;
18. Landscape Ecological Management Plan prepared by Tyler Grange;
19. Landscaping scheme prepared by Tyler Grange;
20. Lighting Impact Assessment prepared by BWB;
21. Local Labour Proposal prepared by Anwyl Homes;
22. Noise Impact Assessment prepared by E3P;
23. Playing Pitch Mitigation Strategy prepared by Sports Planning Consultants;
24. Phase I Geoenvironmental Site Assessment prepared by E3P;
25. Phase II Geoenvironmental Site Assessment prepared by E3P;
26. Statement of Community Involvement prepared by UK Networks;
27. Transport Assessment prepared by Focus; and,
28. Television and Radio Reception Impact Assessment prepared by GTech Surveys.
29. Waste Proforma prepared by APD.

2 GREATER MANCHESTER YOUTH FEDERATION

- 2.1 This section provides the background to GMYF who own all of land which is proposed for housing development.

Background

- 2.2 The origin of GMYF dates to the mid 1800's. The founding 'Lads' Clubs' were established in Manchester and Salford by groups of businessmen as a solution to the growth of 'Scuttling Gangs', which had come to prominence in many of the poorest communities in the area. Representing and defending particular streets, these gangs would meet on waste ground and battle one another using a variety of lethal weapons. The original clubs, some more than 500 members, were formed to provide a basic education and positive recreational opportunities in a safe and secure environment to distract young men from crime.
- 2.3 In order to fulfil the ambition, the founding fathers bought various parcels of land across Manchester and Salford to provide playing fields for football. As part of the requirement to use the playing fields, the young men were required to join one of the youth clubs.
- 2.4 Although many of the original clubs have disappeared (Adelphi Lads' Club) or are now under the ownership and control of their own charity (Salford Lads' Club), the movement continues today with the same ethos of providing a programme of positive, focused activities and training for the young people and volunteers of GMYF's affiliated clubs. As well as clubs in Manchester and Salford, they can now also be found across Trafford, Stockport, Tameside, Rochdale and Oldham.

Current Status

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

- 2.6 The charity owns land across Manchester and Salford, including the application site. GMYF also holds the lease of premises in Wythenshawe, Blakeley and Partington.
- 2.7 Any use of land or other facilities owned and operated by GMYF is on a not-for-profit basis to meet the requirements of its charitable constitution. GMYF is not allowed (under its constitution) to enter into legal or other arrangements with organisations that do not share their charitable objectives. GMYF supports a variety of other clubs in Manchester in Moss Side, Collyhurst, and Chorlton, including:
- Norbrook, Wythenshawe;
 - Jimmy Egan's Boxing Club, Wythenshawe;
 - Whitemoss, Blackley;
 - Swinton Junior FC;
 - Sreamin Wheels;
 - Didsbury FC; and,
 - Stockport Boys and Girls.

Charity Assets and Current Investment

- 2.8 Land owned by the charity is part of its restricted endowment assets. This means that it is free from restrictions that would prevent sale but that any money arising from a sale cannot be spent by the charity without specific charity commission consent.
- 2.9 In accordance with regulations, any funds received by the Charity from the sale of land is restricted. This means the Charity can only use the interest from the restricted money to fund activities; or alternatively they can use the restricted money to fund capital projects, for example Jimmy Egan's boxing gym. The Charity cannot use restricted money on a day-to-day basis and therefore the Charity must always retain a high level of capital so that they can generate enough interest to fund activities.
- 2.10 Over the last few years, the charity has embarked on a new strategy centred around '*Supporting Aspiration, Creating Opportunities*' and the Trustees identified a number of initiatives to fulfil this aim which have all required significant financial investment:
- **New premises in Partington, Trafford.** The Partington Youth Centre is a refurbishment of a 1960's purpose-built youth centre. The aim is to provide purposeful youth

activities form 3pm until 10pm 5 days a week and in the long term open at the weekends. During the daytime the premises will be open for community activities. The charity has taken a 99-year lease from Trafford Council and the premises at Partington was recently opened and operates evening clubs on Monday - Thursday. The centre at Partington has been so successful GMYF already need to make further investment into additional staff.

- **Duke of Edinburgh (DofE) Award Scheme.** The charity has invested in a full-time employee to lead on this initiative. The task is now to provide proper training to youth club volunteers to be able to deliver DofE Award scheme to the young people of Greater Manchester. The charity's aim is to reach those young people who are not interested in doing this at school and to provide the scheme at a minimal cost (less than £50). In connection with this, the charity will also be working with 0161 Project and Collyhurst and Moston Boxing Club, delivering DofE to young people who would otherwise be sent to a Pupil Referral Unit ("PRU").
- **Creation of a grant funding stream** for affiliated clubs to apply for equipment on a quarterly basis.
- **Funding for 40 nights of accommodation at Ormside, a residential activity centre** (owned by GMYF alongside Lancashire Boys' and Girls' Clubs), so that clubs can take groups of young people into the outdoor environment at Ormside and experience canoeing, climbing, teamwork and other activities.
- **Employment of one senior and 3 junior youth workers** to enable youth work to be delivered in Partington and other clubs struggling to meet the needs of the age 13+ age group.



Future Investment

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

- GMYF would like to invest a minimum of £0.5m in Jimmy Egan's boxing gym in Wythenshawe to improve the facilities and provide space for more young people to box and train. GMYF are also looking for a new Boxing club base in Burnage so that they can invest in this part of the City.
- GMYF's centre in Blakeley is struggling to provide its services due to a lack of volunteers and no funding to pay people. GMYF would like to employ 2 new full time youth workers at the centre. This would cost GMYF approximately £75k per annum. When GMYF employ youth workers (or anyone else), they keep to the following principles:
 - Permanent contracts based on a 35 hour working week or pro rata. GMYF do not use zero hours contracts.
 - GMYF are a Living Wage employer and none of their youth work staff are paid less than £12.50p/h.
 - GMYF invest in training and development as they want to have a team of professional youth workers who are committed to their work, well supported by their employer and well regarded by everybody.
- GMYF want to start an apprenticeship scheme in September 2023, working alongside Bolton University.
- Expand the GMYF team by recruiting another five youth workers in 2023 to focus on targeted work within associated Clubs with a view to increasing numbers over time. This would strengthen bonds with the Club affiliates and offer an opportunity to share skills, network together and develop the Federation's skill set. It also assists the Clubs that are struggling to find sufficient volunteers to continue all the work they want to do.

- Now that GMYF have a blueprint for a successful Youth Centre reflected at the Partington initiative, GMYF want to replicate this in new locations by securing another disused building and breathing new life into it. GMYF have a proven model and a team who can deliver these types of projects.
- Expand the use of Ormside to deliver transport, cover accommodation and activity costs so that more young people could benefit from the full experience of outdoor pursuits. GMYF believe this is intrinsic to the philosophy of the Federation and everything the team can deliver.
- A full funding package for the training of youth workers would be developed to degree level if required for new and existing team members. This is essential for the acquisition and retention of the GMYF team and to keeping team members motivated, focused on the strategy and with the vision to grow the reach within the Club network.
- Widen GMYF's activity network throughout Greater Manchester so that young people can experience the arts, water-based sports and interests. These activities require significantly more funding and wider skills from the team therefore greater resources from the Federation are required. Increase communication with GMYF's Club network to find out what resources they require and how GMYF can help. If more funding is available, the Charity are better placed to support and improve their service provision to their audiences. Similarly, if GMYF have more resources, the Charity can assist its Clubs with dedicated Duke of Edinburgh staff at zero cost to support more young people through the programme which they currently cannot offer on scale.
- Focus on enhancing grant funding stream to the Club network because GMYF would have a wider proportion of funds available to be shared.
- Target the improvement of GMYF facilities and activities for the Club's young people by offering them food and a warm space in GMYF buildings which is something so many of them lack at home thus improving their quality of life.

2.12 The Charity has ambitious plans and is focused on improving standards throughout the Federation network with the development of a more highly skilled team, comprehensive service provision with access to more challenging physical and mental activities for young people, alongside the provision of up-to-date buildings that offer a safe and friendly environment. The Charity will not be able to deliver these initiatives without significant financial investment and therefore the funds from the sale of the application site are

critical to ensuring the Charity can sustain the services it currently provides and make investment into new services to support youth work across Greater Manchester.

Land off Wilbraham Road

2.13 The last known use of land off Wilbraham Road was as playing pitches (primarily football). However, this use ceased in 2016, as detailed in the timeline below:

- **April 1968** – GMYF purchased the land.
- **November 1994** – The charity leased the field to Manchester County Football Association on a 20-year lease.
- **1999** – The lease was transferred to St. Bede's college.
- **2014** – The lease with St Bede's college ended with no request for its renewal.
- **June - August 2015** – Maine Road Football Club paid to use the field for overspill training on a Thursday evening and some Saturdays.
- **17 September 2016** – The field was last used for football.
- **November 2017** – The charity received a business rate bill from the Council. The charity explained that the field was no longer leased to the school and was no longer being used for sports. The Council applied a 100% exemption and no business rates have been paid since.

2.14 The fencing and gates surrounding the site were erected over 5-years ago and the site is secure and inaccessible to the public. A signage strategy has also been implemented making it clear that the site is private land. Periodically, GMYF has undertaken maintenance and removed waste deposited by fly tippers. However, the site is largely overgrown and un-managed.

2.15 Land off Wilbraham Road has been owned by GMYF since 1968 (more than 50 years) but is no longer a feasible site for GMYF to operate from because:

- The site has no car parking area and no toilets or changing facilities;
- There is no floodlighting and therefore the fields have limited use in Autumn and Winter months;
- The site does not have a dedicated area for supporters to gather and watch sports;

- The site has Japanese Knotweed present to the rear of 196/197 Brantingham Road, which is currently being treated (5-year treatment programme);
- The site is of poor quality from a levels and drainage perspective which means that the fields cannot be used all year round because of waterlogged pitches;
- The annual cost of insuring the site and maintaining is more than the income that the site generated and therefore the site is not a sustainable operation for the Charity.

2.16 In view of the above, the site no longer meets the requirements of modern-day sports and recreation use and therefore an alternative use for the site has been sought, albeit the proposals include replacement playing field land, a Playing Pitch Mitigation Strategy has been prepared by Sports Planning Consultants and submitted in support of this planning application.

Summary

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

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

3 ANWYL HOMES

- 3.1 GMYF has selected Anwyl Homes as the preferred developer for the site. This section provides the background to Anwyl Homes (“Anwyl”).

Background

- 3.2 Anwyl began in 1930 as a joinery and woodworking contractor. Anwyl’s expansion into house building began around 1940 and by 1980 they were building approximately 250 homes a year, mostly in the Rhyl area. By the end of the 1980s, Anwyl took the decision to expand their activities much further afield, and in 2002 they also invested heavily in their specialist woodworking workshop. This has allowed Anwyl to ensure that their thoughtful approach is even more evident, as they can create bespoke staircases for their houses.
- 3.3 As well as continuing to create high quality, award-winning homes, Anwyl relocated in 2016 from their Rhyl base and moved into a new, purpose-built head office in Ewloe, Flintshire. Since then, Anwyl Homes has grown rapidly and is operating within two regions namely Anwyl Homes Cheshire & North Wales and Anwyl Lancashire (based in Chorley) and currently deliver around 800 homes per annum.
- 3.4 All Anwyl’s homes are constructed by local employees who are employed for their proven expertise and experience in house building. Their skills are self-evident in the quality and range of houses that Anwyl build, from compact and economical starter homes through to spacious family houses, all designed to make life easier and more comfortable. Below is a photograph of Anwyl’s ‘The Fairways’ development in Handforth (Figure 1).



Figure 1: The Fairways, Handforth

- 3.5 As recognition of Anwyl’s thoughtful approach to creating high quality homes, Anwyl has won many prestigious national awards over the years, including success at the UK Housing

Awards, LABC Awards, Housing Innovation Awards, and winning the Insider North West Housebuilder Award.

Summary

- 3.6 Anwyl is a proud family builder, with over 90 years of experience in the housebuilding industry. Having initially started in the Rhyl area, Anwyl Homes has grown rapidly and is operating within two regions namely Anwyl Homes Cheshire & North Wales and Anwyl Lancashire (based in Chorley) with the aim of building around 800 homes per year.

4 STATEMENT OF COMMUNITY INVOLVEMENT

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

1. **Consultation with MCC** – pre-application discussions with MCC planning, MCRAActive, highways and flood teams and Greater Manchester Ecology Unit;
2. **Consultation with Ward Councillors** – pre-application discussions with Chorlton Park Ward Councillors;
3. **Consultation with Local Residents** – community consultation with Chorlton Park ward councillors and local residents.

Consultation with MCC

MCC Planning

4.2 An initial pre-application meeting was held with MCC's planning department on 22 March 2022. A second pre-application meeting was held with MCC's planning department on 7 September 2022 to discuss the proposed development. A summary of the discussion is provided below with the Applicants' response provided in **bold**.

- Overall quantum of housing development on the site - **the proposals have been reduced from 72no dwellings to 65no dwellings at a density of 32.5 dwellings per hectare (dpa), which is reflective surrounding residential neighbourhoods.**
- Housing mix - **The housing mix has been revised to replace the 1 bed and 2 bed affordable apartments with 2 bed and 3 bed affordable homes which results in additional family homes in line with Core Strategy Policy H 6.**
- Internal road configuration – **The internal road configuration has been revised to resemble a more traditional make up of carriageway and footpath, rather than grass verges.**
- Removal of the arrival square - **The arrival square has been removed and a traditional adoptable carriageway is now proposed.**
- Elevational treatments - **House type elevations have been revised to remove elements of Tudor boarding. Internal corner house types with fly overs have also been removed.**

- Ecological mitigation - **Additional land at the St Margaret's Centre ('the ecological area') is included within the application site boundary and is proposed for ecological enhancement, which when combined with the ecological enhancements on the main housing site will result in an 8.32% biodiversity net gain.**
- Car parking – **All houses now include a minimum of 2no on plot car parking spaces and secure cycle parking.**

MCR Active

- 4.3 Pre-application engagement was also undertaken with MCR Active which is MCC's leisure and development department and Sport England. A detailed summary of these discussions is set out in the Mitigation Proposal prepared by Sports Planning Consultants and submitted in support of this planning application.

MCC Highways

- 4.4 On 19 July, a meeting was held between MCC Highways and Planning, Focus, Anwyl and Asteer Planning. These discussions identified the following key transport matters which should be addressed as part of the planning submission. The Applicants' response is provided in bold.

- Provide details of proposed site access arrangements with A6010 Wilbraham Road, demonstrating the potential for two-way vehicle operation, suitable visibility from the access and, where practical, the protection and retention of existing street trees. **Vehicular access to the proposed development will be via an adoptable standard access road onto A6010 Wilbraham Road. Details of the proposed access arrangements are illustrated in Figures TA10 (a&b) of the Transport Assessment but include a 5.5m carriageway with 2m footpaths on each side. The junction layout elements are of suitable dimensions to accommodate two-way light vehicle traffic movements and occasional ad-hoc service vehicle movements associated with typical residential schemes of 50+ units. The identified junction radii (3m / 4.5m left turn entry / exit radii) was discussed and agreed with MCC Highways Officers.**
- Provide details of the proposed internal highway layout and car parking arrangements and any supporting measures to ensure that the site is delivered to a suitable standard to allow for resident access and servicing and is easily accessible by active travel modes and public transport. **The core looped internal highway layout means that resident / visitor and delivery / service vehicle movements can be accommodated without the need for turning head features. The site is within walking distance of**

public transport services and a range of everyday local shops / services and facilities, and close to high quality cycle infrastructure. The site's accessibility credentials are set out in Section 5 of this SPS and the Transport Assessment.

- Consider the extent of vehicle trip demand expected to be generated by the proposals and the assignment of this traffic to the immediate local highway network and any operational or safety implications generated by these additional movements. **The proposals will not generate a substantive level of vehicle trip demand during traditional weekday 'rush hour periods', with maximum two-way vehicle demand associated with the proposals predicted to be no more than 43 vehicles per hour. Such demand is the equivalent of less than 1 additional development vehicle trip movement every minute. An assessment of the traffic impact of the proposals is included in the Transport Assessment.**

Greater Manchester Ecology Unit

4.5 Tyler Grange have undertaken pre-application engagement with Greater Manchester Ecology Unit ('GMEU') regarding the proposed ecological mitigation area and the net gain in biodiversity to be achieved on the site. The main points from the discussions undertaken between Tyler Grange and GMEU are detailed below. The Applicants' response is provided in bold.

- Integrated bird and bat boxes should be incorporated into the scheme. **10no bird and 10no bat boxes are proposed. A bird and bat box plan has been submitted in support of this planning application. Additionally, the proposed development will ensure hedgehog access throughout the site, and invertebrate 'hotels' will be provided.**
- Addition of boundary hedges as additional enhancement to the BNG metric. **This has been incorporated into the landscaping scheme, which includes native hedges as well as ornamental varieties.**
- The achievement of a net gain in biodiversity on the site. **Tyler Grange originally discussed and agreed that the site could achieve a 0.34% net gain of habitats on-site. However, since then the scheme has been updated so as to achieve a BNG of 8.32% on-site. 8.32% BNG can be achieved by ensuring that 100% gardens are vegetated and ensuring the grassland/open space will achieve 'good' condition, as opposed 0.34% which comprised a garden ratio of 80:20 vegetated to unvegetated gardens, and achieving 'moderate' condition grassland. Tyler Grange discussed and agreed**

this higher BNG figure with GMEU prior to the submission of this planning application.

Lead Local Flood Authority

4.6 The proposed flood risk and drainage strategy was shared with the Lead Local Flood Authority ('LLFA') for their consideration ahead of the planning application being submitted. The main points raised by the LLFA are stated below. The Applicants' response is provided in bold.

- Progression through the Drainage Hierarchy must be supported by the results of appropriate site-based ground investigations on infiltration feasibility. **Section 7 of the Flood Risk and Drainage Assessment details the Proposed Drainage Strategy and explains that the ground investigation works on site have found that the site's geology is unsuitable for infiltration and no rates could be calculated in any of the three trial pits on-site even after repeated surveys. It also found groundwater to be present between 0.8 - 2.3mbgl. Therefore, it is concluded that infiltration is not viable. Instead, the site is to be drained via oversized pipes into public sewers within Wilbraham Road.**
- Investigation of the location of the indicative culvert route to prove/disprove its existence. **Anwyl Homes carried out a full intrusive site investigation in May 2022 and found no evidence of a culverted watercourse on site. Anwyl Homes is aware of a United Utilities asset within the site boundary (250mm dia combined sewer) deemed abandoned on their current records. This abandoned length of sewer will be grubbed up as part of works on site (under a Section 104).**
- Evidence of calculations to derive QBAR should be presented in the submission. The LLFA would accept the discharge rate of 11.7 l/s at United Utilities' agreed connection point, subject to infiltration being formally discounted. **As detailed in the Flood Risk and Drainage Assessment, calculations have been run using the QBar Greenfield runoff rate as a discharge rate in accordance with LLFA and UU requirements, restricting offsite flows to 11.7l/s.**
- The proposal should aim to mimic the greenfield discharge characteristics as much as possible. This should include evidence of maximised volume control where feasible (such as rainwater harvesting or infiltration) and demonstrate maximised inclusion of green SuDS components where feasible. **As detailed in the Flood Risk and Drainage Assessment, calculations have been run using the QBar Greenfield runoff rate as a**

discharge rate in accordance with LLFA and UU requirements, restricting offsite flows to 11.7l/s. The proposed impermeable area has been determined to be 1.136ha. No allowance is included in the calculations for infiltration as a worse-case scenario. Calculations show this system can attenuate surface water runoff without flooding during a 1 in 100 year event inclusive of 40% climate change.

Consultation with Ward Councillors

- 4.7 Letters were sent out to Chorlton Park Ward Councillors (Councillors Shilton-Godwin, Rawson and Midgley) and a meeting was arranged on 19 October to discuss the proposals. Letters were also issued to Whalley Range Ward Councillors but a meeting was not requested by Councillors.
- 4.8 The meeting with Chorlton Park Ward Councillors was attended by Anwyl Homes, GMYF, Asteer Planning and UK Networks and a short presentation was given by the Applicant's team which included an introduction to GMYF, future plans for GMYF, introduction to Anwyl Homes, presentation of draft plans and plans for the consultation with local residents. A summary of the key points and the Applicant's response (in bold) is provided below:
- What will happen to No 354 Wilbraham Road after the development has been completed – **the house will remain in situ but it is likely it will be sold.**
 - Could the replacement playing field be within the Chorlton Park Ward, for example at Parkway Playing Fields – **an extensive issues and options exercise was undertaken to identify possible replacement sites. Parkway Playing Fields was considered but it was discounted at the time due to the availability of land at the site, requirement for the removal of a significant number of trees and distance from the application site (approximately 50 minutes walking time).**
 - Will the affordable units be built by Anwyl and are they traditional houses? – **the affordable units will be built by Anwyl and then managed by a registered provider. All of the affordable units (13no) are traditional houses, there are no affordable apartments proposed.**
 - What is the tenure split for the affordable units and could more be for rent? – **The original affordable housing provision proposed was 9no intermediate tenure and 4no social rent in line with MCC's planning policy. However, following the consultation undertaken with Local Councillors and MCC Housing Officers, the affordable housing tenure was amended to comprise 7no social rent dwellings and 6no intermediate dwellings.**

- Could the Biodiversity Net Gain (“BNG”) offer be increased? – **the Applicant’s team have reviewed the BNG offer and with increased ecological enhancement across the housing site and on the ecological area, the biodiversity net gain has increased from 0.34% to 8.32%.**
- What are the separation distances from neighbouring properties – **the Council’s residential design guide advises that 20m between back-to-back properties is the norm but that this can be restrictive and a reduction may be appropriate where facing uses are compatible. All of the privacy distances exceed the 20m target. The minimum achieved on site is 21.4m in the southern part of the site to the rear of properties on Morville Road. All other locations exceed 25m.**
- Is there scope to provide a park on site – **there is no planning policy requirement to provide a park for this level of development.**
- Could a financial contribution be sought via a Section 106 agreement to deliver traffic calming measures on Morville Road – **a Transport Assessment has been undertaken, which concludes that no off-site works are required to mitigate the impact of the traffic created by the proposed development.**
- Could a physical consultation event be held and could any consultation material be made available in Urdu – **following discussions with Councillors a physical drop in event was arranged for 8 November 2022. The website was also made available in Urdu and Punjabi.**

Consultation with Local Residents

4.9 An SCI has been prepared by UK Networks, which details in full the public consultation undertaken prior to the planning application having been submitted to the Council. A summary of the SCI is provided below.

4.10 The public consultation comprised:

- A leaflet drop to 368 local properties and businesses providing details of the online consultation and inviting residents to the virtual consultation event.
- A virtual consultation event from 24th October 2022 to 11th November 2022. Responses received after the 11th November 2022, but prior to the submission of the planning application, also form part of the SCI.

- An in-person consultation event on 8th November (4:30pm to 7:30pm) at South West Manchester Cricket Club.

Consultation Website

- 4.11 The consultation website (<http://www.anwylchorltonplans.co.uk/>) provided members of the public and other interested parties with the opportunity to view the proposals and the option to provide comments via the online survey.
- 4.12 There were 242 visits to the consultation website throughout the consultation. 16 online surveys were completed.

Consultation Event

- 4.13 The consultation event gave residents a chance to review the consultation boards and discuss the plans with members of the project team. Feedback forms were provided so that members of the public could provide their comments on the plans. The event was advertised via the resident leaflet, which was distributed via Royal Mail to 368 local properties and businesses.
- 4.14 40 people attended the consultation event. A total of 15 feedback forms were completed.

Summary of Consultation Feedback

- 4.15 Of the 31 people who completed either an online or paper feedback form:
- 100% identified themselves as a resident living close to the site; and,
 - 81% were not supportive of the proposals, 3% were supportive of the proposals, and 16% were undecided.
- 4.16 The key themes that emerged from the consultation related to:
- Design and development;
 - Local infrastructure;
 - Greenspace;
 - Wildlife and ecology;
 - Transport and highways;
 - Technical considerations, such as flood risk, noise and pollution;

- Concerns regarding the visual impact of the proposed development;
- Concerns that the proposed development could devalue people's homes; and,
- The publicity of the consultation.

4.17 A response to the comments received is provided within the SCI.

Summary

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

5 THE SITE AND ITS SURROUNDINGS

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

The Site

- 5.2 The application site extends to approximately 2.22 hectares (ha) and comprises an irregular shaped parcel of land within the administrative boundary of MCC (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below. A Site Location Plan, showing the application site edged red, is enclosed at **Appendix 2**.

Proposed Housing Site

- 5.3 The part of the site identified for the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 ha. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the site is obtained from Wilbraham Road.
- 5.4 The housing site is privately owned by GMYF and is secured on all boundaries by fencing and gates aside from 354 Wilbraham Road which is an occupied dwelling.

Proposed Ecological Mitigation Area

- 5.5 The part of the site identified for ecological enhancement comprises 0.22 ha. The ecological area currently comprises poor condition tall ruderal and amenity grassland habitat with scattered young trees. The habitats currently present species poor habitats with limited value.

Designations

- 5.6 The application site does not contain any listed buildings. The nearest listed building comprises the Grade II* GMB National College (List UID: 1197762), which is located approximately 500m to the north of the application site. The application site is not within, or adjoining, a Conservation Area.
- 5.7 There are some trees at the application site boundaries. However, none of the trees within the curtilage of the application site are protected by a Tree Preservation Order ('TPO').
- 5.8 The application site is located within Flood Zone 1 where a low probability of flooding is anticipated (less than 1 in 1,000 annual probability).

Surrounding Area

- 5.9 The proposed housing site is bounded to the north by existing residential development, beyond which is Brantingham Road and further housing. To the east of this parcel is Maine Road Football Club, beyond which is the St Margaret's Centre and Playing Field. To the south of the proposed housing site is further residential development, including 354 Wilbraham Road, which will be retained as part of the proposed development. Further south of the proposed housing site is the A6010 Wilbraham Road. To the west of the site is further residential development, adjacent to which is Morville Road.
- 5.10 The proposed ecological mitigation area is bounded to the north by Maine Road Football Club. To the east of this parcel is the St Margaret's Centre and Playing Field. To the south and west of the proposed ecological mitigation area are the rear gardens of the residential development fronting Wilbraham Road. The north-western most extent of the ecological mitigation area bounds the proposed housing site.

An Accessible Location

- 5.11 The site is located between Chorlton and Whalley Range, less than 3 miles from the centre of Manchester. The existing site access is from Wilbraham Road, which is the main east-west vehicular route across south Manchester, providing a connection between Stretford to the west and Fallowfield to the east. Wilbraham Road also connects to Princess Road (A5103), which provides a connection into Manchester City Centre to the north and Manchester Airport and beyond to the south.
- 5.12 The closest bus stops to the site are located on A6010 Wilbraham Road (within a 200m walk from the centre of the site). The stops on the A6010 Wilbraham Road are served by regular frequency bus routes, travelling between Chorlton and Piccadilly Gardens (Service no. 85), Chorltonville and Piccadilly Gardens (Service no. 85A), and Gorton and the Trafford Centre (Service no. 150). The stops offer regular frequency connections to Chorlton district centre (7 per hour), Manchester City Centre (5 per hour) and other wider connections to Gorton, Stretford and the Trafford Centre (2 per hour).
- 5.13 Additional public transport connections are available from Chorlton Metrolink stop, which is located circa 750m walk to the west of the application site directly off the A6010 Wilbraham Road. Chorlton tram station is served by services on the following routes:
- East Didsbury – Rochdale
 - East Didsbury – Shaw & Crompton

- Manchester Airport – Victoria.

5.14 All routes offer a daytime Monday to Saturday service frequency of circa 5 trams per hour in each direction, thereby providing a general combined service frequency to / from Manchester City Centre of circa 1 tram every 4 minutes and 1 tram every 6 minutes to East Didsbury.

5.15 In addition to the above identified local public transport connections, the location of the site also provides the opportunity for easy access to a wide range of local shops and services by foot or cycle, including:

- Primary and secondary schools;
- Food retail and local shops;
- Chorlton local centre;
- Dentist, medical practices and pharmacies;
- Veterinary surgery;
- Community Facilities (civic centre / library / churches); and,
- Leisure facilities and parks.

5.16 The location of the site also allows for practical cycling access to a range of local areas, including Chorlton, Stretford, Fallowfield, Didsbury, Whalley Range, Old Trafford, Hulme and the southern boundary to Manchester City Centre. The immediate section of A6010 Wilbraham Road includes for on-road advisory cycle lane markings in each direction, with a number of local side road routes representing 20mph quiet street routes. Additional cycling corridors link to A6010 Wilbraham Road including: the B5217 Barlow Moor Road (recently up-graded as part of Chorlton bee-line cycle route works) and Alexander Road South, which both provide cycle friendly infrastructure links towards Manchester city centre; and, signed on-road connections to the south, connecting to the segregated off-road 'Fallowfield Loop Line' walking / cycle route (towards Withington and Fallowfield).

Planning History

5.17 A search of MCC's online planning portal has been undertaken. There have been no planning applications made in relation to the site within the last 10 years.

Summary

- 5.18 The application site extends to approximately 2.22ha and comprises an irregular shaped parcel of land accessed via Wilbraham Road. The former playing field land is privately owned by GMYF, is secured and is not accessible to the public. The identified ecological mitigation area is owned by the St Margaret's Centre. The application site was formerly in use as playing pitches (primarily football), but this use ceased in 2016. The application site sits in a predominantly residential area and is in an accessible location, being within a practical walking distance of good frequency public transport services and a range of everyday local shops, services and facilities, in addition to being close to high quality cycle infrastructure.

6 THE PROPOSED DEVELOPMENT

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

Description of Development

- 6.2 The description of development for which planning permission is sought is as follows:

“Full planning application proposing the erection of residential development (Use Class C3a), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road.”

Use and Amount

- 6.3 The proposed development will provide 65no. dwellings (Use Class C3a), including a policy compliant level of affordable housing comprising 13no. dwellings¹. The development proposes a mix of house types, including semi-detached and detached homes with a range of 2, 3 and 4 bedrooms, as detailed in Table 1 below.
- 6.4 The Proposed Site Plan is enclosed at **Appendix 3** and demonstrates that the site can accommodate the level of development proposed.

Table 4: Overall Housing Mix		
No. of bedrooms	No. of units	Percentage
2	4	6.1%
3	25	38.5%
4	36	55.4%
Total	65	100%

Table 2: Affordable Housing Schedule		
Type	No. of bedrooms	No. of units
Social Rent	2	4
Social Rent	3	3
Intermediate	3	6
Total		13

¹ Policy H 8 of the Core Strategy requires 20% of new housing provision to be affordable.

<i>Table 3: Market Housing Schedule</i>		
Type	No. of bedrooms	No. of units
Market	3	16
Market	4	36
Total		52

- 6.5 The house types proposed are in full compliance with the Nationally Described Space Standards ('NDSS') and London Housing Design Guide Standards.
- 6.6 The garage within the curtilage of 354 Wilbraham Road will be demolished as part of the proposed development. However, no works are proposed to be undertaken to the house at 354 Wilbraham Road. Therefore, the dwellinghouse will remain as existing.

Layout

- 6.7 The site will be accessed via an improved access to the A6010 Wilbraham Road to the south of the site. The highway layout consists of a 5.5m wide internal carriageway with 2m wide footpaths on both sides. An adoptable loop is proposed within the scheme to provide direct access to all plot frontages. Each plot will have access from the internal loop onto their own driveways.
- 6.8 The minimum privacy distances within the development exceed 20m, in accordance with MCC's Residential Design Guide privacy standards. In terms of existing properties, a minimum privacy distance of 21.4m is achieved between proposed homes in the south-west corner of the site, which adjoin existing properties on Morville Road. All other properties exceed a privacy distance of 25m or above.
- 6.9 To the south-east of the site is an area identified for ecological enhancement, as described in further detail in the latter part of this section.

Scale and Massing

- 6.10 The scale and massing of the proposed scheme have been informed by the local vernacular and surrounding properties, which are generally between 2 and 2.5 storeys and comprise predominantly semi-detached, with some detached, properties.
- 6.11 The proposed development comprises a mix of 2 and 2.5 storey homes. The 2 and 2.5 storey homes have been positioned across the site to terminate internal views within the site and to act as focal buildings when moving through the development.

Appearance

- 6.12 An analysis of the existing homes in the area has been undertaken, as detailed in the Design and Access Statement, which has informed the selection of the proposed materials. From this analysis, nine different house types have been selected to create variation and a sense of place and character across the site.
- 6.13 The immediate context of the site comprises largely traditional, 1970s, 2 storey semi-detached and detached houses. The neighbouring houses are predominantly of red brick construction, with grey and red roof tiles and white window frames and doors. Details of Tudor boarding, white render and brick detailing can also be found in the local area.
- 6.14 Owing to the predominance of red brick within the local vicinity, a red brick is proposed. The chosen main facing brick is 'Ibstock Sherwood Blaze'. Black Tudor Boarding features have also been incorporated into the façades of certain plots, and the roof colours proposed vary between a slate grey ('Forticrete SL8 – Slate Grey') and red profiled tile ('Forticrete SL8 – Red'). Grey windows and doors will be used to give the development a more contemporary feel and further brick detailing and brick courses will be used to add interest to elevations and to further reflect the surroundings.

Access and Parking

- 6.15 The proposed vehicular access point will be delivered on the part of the existing track connection serving the former playing fields which is in the landowner's control but will be comprehensively upgraded to offer a full adoptable standard highway route. Details of the proposed access arrangements are illustrated in Figure TA10 (a&b) within the submitted Transport Assessment, which identifies the following key design elements:
- 5.5m internal access road carriageway width;
 - 2.0m footway connections provided to both sides of the site access junction connection, with these footway links extended into the site;
 - 3m left turn entry radius and 4.5m left turn exit radii;
 - Dropped kerb driveway crossover access points, allowing for vehicle access to the side/rear of adjacent properties 338 and 354 Wilbraham Road; and,
 - Space within the hatched central reserve markings to allow for the safe storage of westbound vehicles waiting to turn right into the site.

- 6.16 The proposed junction is of suitable dimensions to accommodate two-way light vehicle traffic movements and occasional ad-hoc service vehicle movements associated with typical residential schemes of 50+ units. The proposed junction radii have been discussed and agreed with MCC highways in order to balance delivering suitable vehicle access, whilst also seeking to retain existing mature street trees located within the immediate vicinity of the proposed junction.
- 6.17 All properties will be served by driveway parking, allowing off-road/in-curtilage storage for a minimum of two vehicles per home. A number of the proposed 4-bedroom properties also include for additional single garage storage, providing a total of three in-curtilage parking spaces for these dwellings, as detailed in Table 5 below.

House Type	Number	Spaces	Total	Parking
C3	16	2	32	Driveway
D1	4	2	8	Driveway
D2	5	2	10	Driveway
D3	9	2	18	Driveway
D4	8	3	24	Driveway + garage
D5	10	3	30	Driveway + garage
B1	4	2	8	Driveway
C1	8	2	16	Driveway
C2	1	2	2	Driveway
Total	65		148	

- 6.18 Each dwelling will be equipped with an EV charging point, as shown on the submitted EV Charging Point Plan.
- 6.19 Cycle parking across the site will be delivered at 100% via a combination of either garage storage or dedicated lockable cycle store features within rear garden areas.

Landscaping

- 6.20 A soft landscape scheme (Drawing nos. 14807_P05(1), 14807_P05(2)Rev A, and 14807_P05(3)) (**Appendix 4**) have been prepared by Tyler Grange and submitted alongside this planning application.
- 6.21 The landscape design aims to contribute to the character of the area, street scene and planting by providing well considered spaces which frame views, provide seasonal colour and interest, act as gateway markers and focal points and create useable and simple spaces which are low maintenance. A total number of 87no trees will be planted as part of the proposals.

6.22 As shown on the Boundary Treatment Plan (Drawing no. AH158 BT01), a range of different boundary treatments are proposed across the development including:

- 1.8m High close boarded timber fence;
- 1.8m High screen brick walls;
- 2.1m High timber acoustic fencing;
- Existing boundary to be fenced with 1.8m timber close boarded fence with 300mm trellis;
- 1.8m High enhanced timber fence; and,
- 1.8m High timber close boarded fence with 300mm trellis.

Ecological Enhancement Area

6.23 Land to the south-east of the proposed housing area (referred to as the 'ecological area') will be enhanced as part of the proposals to deliver grassland habitat. The ecological enhancement area currently comprises poor condition tall ruderal and amenity grassland habitat, with scattered young trees. The habitats currently present species poor habitats with limited value. These habitats will be enhanced to achieve 'good' condition, higher distinctiveness habitat; wildflower neutral grassland. This area will also have invertebrate hotels, bee nesting boxes and brash piles for hedgehog.

6.24 The delivery of grassland habitat on the ecological area, in addition to the landscaping proposed within the development site, will result in the achievement of an 8.32% gain in Habitat Units on the site.

Waste and Servicing Strategy

6.25 The proposed waste strategy, detailed in the Design and Access Statement at page 33, provides individual refuse storage for each house. For all houses, secure bin stores will be provided to incorporate the following bins:

- blue bins - 140 litre
- brown bin - 140 litre
- green bin - 140 litre
- grey bin - 140 litre

- 6.26 Bin collection areas will be for use on allocated waste collection days. A completed waste proforma has been submitted alongside this planning application and is enclosed at **Appendix 5**.
- 6.27 The internal looped highway network to the application scheme has been designed to be able to accommodate typical service vehicle movements appropriate to a residential land use. Appendix TA4 to the Transport Assessment demonstrates vehicle swept path assessment runs within the site, including the movement of large refuse collection vehicles.

Summary

- 6.28 The proposed development comprises 65no. homes, in addition to associated infrastructure, including landscaping, ecological mitigation drainage and car parking, and access from Wilbraham Road. The overall housing mix that is presented in Tables 1 to 3 above reflects the Council's planning policy requirements for more family housing in this part of Manchester and, 20% of new homes to be affordable. The proposed development has been designed with due regard given to the site's surroundings and the technical assessments undertaken by the Applicants' project team. Overall, the proposals will deliver a high-quality residential development that is visually attractive and sympathetic to the character of the local area, whilst also achieving a net gain in biodiversity on-site.

7 PLANNING POLICY FRAMEWORK

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

The Development Plan

- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 7.3 The relevant adopted Development Plan Documents for the area include:
- The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995); and,
 - Manchester's Core Strategy 2012 – 2027 (adopted July 2012).
- 7.4 According to the adopted policies map, the site comprises unallocated land within the South Manchester sub area.

Manchester Core Strategy (2012)

- 7.5 The Core Strategy 2012-2027 was adopted by MCC on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. A summary of the key policies is set out below and a full assessment of the development plan policies is enclosed at **Appendix 6**.
- 7.6 **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

- 7.7 **Policy H 1 (“Overall Housing Provision”)** states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. It is stated that, outside the Inner Areas, the emphasis will be on increasing the availability of family housing, therefore, lower densities may be appropriate. South Manchester is expected to accommodate approximately 3,240 (net) dwellings over the Plan period.
- 7.8 **Policy H 6 (“South Manchester”)** states that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.
- 7.9 **Policy H 8 (“Affordable Housing”)** states that new development will contribute to the City-wide 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.
- 7.10 **Policy EN 10 (“Safeguarding Open Space, Sport and Recreation Facilities”)** states that proposals on existing open spaces and sport and recreation facilities will only be permitted where:
- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
 - The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or
 - The development will be ancillary to the open space, sport or recreation facility and complement the use or character
- 7.11 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 9 (“Green Infrastructure”)
- Policy EN 14 (“Flood Risk”)
- Policy EN 15 (“Biodiversity and Geological Conservation”)
- Policy EN 16 (“Air Quality”)
- Policy EN 17 (“Water Quality”)
- Policy EN 18 (“Contaminated Land and Ground Stability”)
- Policy EN 19 (“Waste”)
- Policy EC 1 (“Employment and Economic Growth in Manchester”)
- Policy PA 1 (“Developer Contributions”)
- Policy DM 1 (“Development Management”)

Saved Unitary Development Plan Policies (1995)

7.12 The following extant UDP policies could be considered relevant to the proposed development:

- UDP Policy DC26.2 (“Development and Noise”); and
- UDP Policy DC6.2 (“Housing on “Backland” Sites”).

- 7.13 Notwithstanding this, no weight should be afforded to the saved UDP Policies for the reasons set out below.
- 7.14 Annex 1 of the Framework relates to “Implementation”. Paragraph 219 states, *‘However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’.*
- 7.15 The saved UDP policies do not stipulate a plan period but the UDP was originally adopted in 1995 (27 years ago) and therefore it has been assumed that the policies are time expired. Furthermore, in relation to Saved UDP Policies DC6.1 and DC6.2, there is no reference to ‘backland’ development in the Framework or the Planning Practice Guidance. In view of this, no weight should be afforded to these policies.

Other Material Considerations

- 7.16 There are a series of other planning policy guidance documents at both the local and national levels that are relevant to the determination of this planning application, including:
- Manchester Playing Pitch Strategy (‘PPS’);
 - 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’); and,
 - National Planning Practice Guidance (‘PPG’).

Manchester’s Playing Pitch and Outdoor Sport Strategy

- 7.17 A Playing Pitch and Outdoor Sport Strategy (‘PPS’) has been prepared by Knight, Kavanagh and Page Limited. The document is dated June 2022.
- 7.18 Within the PPS, the application site is referred to as the St Margaret’s Centre and Playing Fields and is listed in Table 1.1 as a disused site. The PPS states that the site has not been in use since 2019. The site is not owned by the St Margaret’s Centre, it is owned by GMYF and has not been in use in 2016 as evidenced in this SPS.

- 7.19 The key findings of the June 2022 Assessment suggest that there are still pressures on existing pitches across Manchester:
- For football, the assessment highlights a future deficit of 11v11, 11v11 youth and 9v9 overall. Currently there is enough adult spare capacity, and supply is just equal to demand for youth and 9v9.
 - The area where there is less pressure on pitches remains the South Area, where HDPF and Alexandra Park are located
 - There is now limited unmet demand for 3g provision, except in the South Area / Wythenshawe. Contributions towards 3g provision could present an alternative strategy
 - There is insufficient cricket provision across the board
 - Rugby League demand can be met by 3g provision but there is potential need for grass rugby league provision across the City
 - Rugby Union provision is constrained with no spare capacity at peak times.
- 7.20 However, as highlighted in table 2.3 of the Assessment Report, there are twenty unmarked pitches on sites that have historically had more pitches than are currently marked. This does not include anything on Alexandra Park, where only 1 no current playing field is listed. Any additional area on Alexandra Park could therefore be considered new playing field area.
- 7.21 Twenty unmarked pitches on existing sports sites are a significant amount and suggests that replacement provision is of limited value. To add to this most competitive football matches in Manchester are now played on 3g. Four hundred and fifty teams play 57% of matches across the City on 3g. There is clearly more limited focus on grass, creating new grass pitch sites rather than increasing provision on existing sites with infra-structure already in place, would appear to be contrary to needs and priorities.
- 7.22 There is therefore no clear argument to suggest that the application site should not be replaced in some form. However, there is also no clear opportunity to replace on new land and lots of existing sites are only partly used highlighted in the PPS. Alongside the increasing importance of 3g provision the proposals at Alexandra Park therefore reflect a sensible approach in-line with the PPS findings and unique Manchester context.

- 7.23 The PPS also highlights the approach adopted at Wythenshawe Park, which align with the Alexandra Park proposals:

'There is also a parcel of playing field to the south west of Wythenshawe Park, annexed from the area where football pitches are currently marked. Agronomy reports evidence that area is not able to form usable playing field land, however there are proposals to improve and reinstate this area to increase the number of operational pitches, as mitigation for the playing field proposed for loss at Manchester College (Northenden Campus) which had one 11v11 size pitch. '

Supplementary Planning Guidance and Documents

Guide to Development in Manchester (April 2007)

- 7.24 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)
- 7.25 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)

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

The Manchester Strategy

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

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

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

Residential Growth Strategy (2016)

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

Manchester: A Certain Future (MACF)

- 7.30 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
- 7.31 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

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

The Emerging PfE

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

- 7.34 The hearing sessions started on 1st November 2022 and will run until 30 March 2023. Therefore, at the time of writing, the PfE has limited weight in the decision making process.

National Planning Policy Framework (2021)

- 7.35 The revised National Planning Policy Framework ("the Framework") was published in July 2018, with subsequent iterations published in February 2019 and July 2021. The Framework sets out the Government's planning policies and guidance and how this is to be applied.

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

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

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

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

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

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

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

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

7.38 **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."*

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

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."*

7.40 **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."*

7.41 **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."*

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

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

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

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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

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

7.43 **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.”*

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

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

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

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

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

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

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

7.45 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.”

7.46 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

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

Summary

- 7.48 As defined by the adopted policies map, the site comprises unallocated land within the South Manchester sub area. This section has detailed the adopted and emerging local and national planning policy and guidance, including Manchester’s PPOSS and several SPDs, that is of relevance to the site and the proposed development. The subsequent sections of this Statement assess the proposed development against the relevant policies of the adopted Development Plan for Manchester and the Framework (2021).

8 AFFORDABLE HOUSING STATEMENT

8.1 This section sets out how the proposals will contribute to the housing mix in the City.

Quantity of Affordable Housing

8.2 The proposed development comprises 65 new homes, of which 13 (20%) will be affordable. Of the 13 affordable units, 54% (7no) will be social rented and 46% (6no) will be intermediate housing.

Mix of Affordable Housing

8.3 The Applicant is proposing a mix of 2- and 3- bedroom affordable homes. A schedule of the affordable housing proposed is provided below.

<i>Table 6: Detailed Schedule of Affordable Housing</i>					
	No. of bedrooms	No. of units	Size of units (sqm)	Percentage Split OF Affordable Units (13no) (%)	Type
B1	2	4	84.63	53.8%	Affordable (Social Rented)
C1	3	2	93.18		Affordable (Social Rented)
C2	3	1	94.94		Affordable (Social Rented)
C1	3	6	93.18	46.2%	Affordable (Intermediate)
Total		13		100%	

Location and Distribution of Affordable Housing

8.9 As detailed within the Design and Access Statement prepared by APD, all affordable homes will be pepper-potted throughout the development to encourage a cohesive and integrated community.

Design and Construction of Affordable Housing

8.10 The affordable homes proposed will be designed to be tenure blind. Furthermore, all of the homes proposed are in accordance with MCC's emerging space standards and the NDSS.

- 8.11 Therefore, the proposed design and construction of the affordable housing will ensure that it is materially indistinguishable in terms of outward design and appearance from the market housing proposed on the site.

Summary

- 8.12 The proposed development will deliver a policy compliant level of affordable housing (20%). Of the 13 affordable units, 54% will be social rented and 46% will be intermediate housing. The affordable units will comprise a mix of 2- and 3-bedroom homes, which will be pepper potted throughout the development and will be designed to be tenure blind.

9 APPRAISAL OF THE PROPOSALS

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

9.2 This section assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the Framework (2021). The technical assessments used to inform this appraisal of the proposals are submitted in full alongside this planning application. The key planning considerations are as follows:

- Principle of Development
- Highways, Accessibility, and Parking
- Residential Amenity
- Biodiversity and Ecological Enhancement
- Arboriculture
- Design

Principle of Development

9.3 In order to determine whether the principle of development is acceptable there are two key matters which require consideration:

1. The Principle of Residential Development; and
2. Playing Field Matters

9.4 Each matter is considered in turn to demonstrate the acceptability of the proposed development in the context of MCC's Development Plan and the Framework.

Residential Development

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

to the housing need figure. For Manchester, this could result in the requirement to deliver an additional 369² homes per annum.

- 9.6 The Core Strategy includes more specific housing policies for each of the City's sub areas. Policy H 6 relates to the South Manchester sub area, where the application site is located, and states that South Manchester will accommodate around 5% (3,240 homes³) of new residential development over the lifetime of the Core Strategy. The application site is located outside of any District Centre and therefore the priority is for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.
- 9.7 The preference for larger, family homes to be delivered on sites outside of district centres in South Manchester is further emphasised in the supporting text to Core Strategy Policy H 6, within which it is stated that, *"It is important to increase housing choice by adding to the stock of larger housing units to complement new housing on higher value sites to retain or attract high income earners by releasing under-occupied property."*
- 9.8 In accordance with MCC's Development Plan, the application site is unallocated "white land" located in the South Manchester sub area. The site is located within an established residential neighbourhood between Chorlton and Whalley Range where traditional housing is the primary land use. Chapter 5 of this SPS sets out the site's accessibility credentials and demonstrates that the site is sustainably located in close proximity to bus and Metrolink services, as well as existing shops, schools and other amenities. Taking this into account, the application site is a logical housing site and would make a significant contribution towards meeting MCC's housing requirements, specifically family housing, by providing 65no new homes including 13no affordable homes.
- 9.9 Due to the urban nature of South Manchester, opportunities to deliver family housing are limited. This is reflected in the supporting text for Policy H 6 which states *"the small proportion of new development reflects the lack of land available for new residential development in South Manchester"*.
- 9.10 In view of the above, the site is located within in an area of Manchester where residential development is acceptable and the proposals will provide a large proportion of 3- and 4-bedroom family homes, subject to accordance with development management policies in

² Lichfields Analysis using MHCLG and ONS data (April 2022)

³ Table 9.1 of the Manchester Core Strategy 2012 - 2027

the Core Strategy. On this basis, the proposals accord with Core Strategy Policies H 1 and H 6.

- 9.11 The Saved UDP also contains some policies that could be considered relevant in determining whether the principle of residential development is acceptable. However, consideration must be given as to whether these policies are out of date and therefore the weight they should be afforded in the decision making process.
- 9.12 To determine whether the policy is out of date consideration must be given to both the expiry date of the Development Plan and compliance of the relevant Development Plan policies with the Framework. The saved UDP policies do not stipulate a plan period but the UDP was originally adopted in 1995 (27 years ago) and therefore it has been assumed that the policies are time expired. Furthermore, in relation to Saved UDP Policies DC6.1 and DC6.2, there is no reference to 'backland' development in the Framework or the Planning Practice Guidance. In view of this, no weight should be afforded to these policies.
- 9.13 Notwithstanding that DC6.1 and DC6.2 are by definition "out of date" and therefore carry no weight in the decision-making process, the proposals accord with DC6.1 and DC6.2 for the following reasons:
- The minimum back-to-back privacy distances between the existing properties on Brantingham Road, Morville Road and Wilbraham Road achieve in excess of the 20m guideline, provided by MCC's Residential Design Guide. A minimum privacy distance of 21.4m in the south west corner boundary with Morville Road and all other properties achieve 25m or greater. Therefore, there will be no loss of privacy to adjoining dwellings and their associated rear gardens.
 - The layout has been designed so that the proposed dwellings back onto existing residential development with car parking and roads to the front of the housing proposed. Landscaping and boundary treatments will be utilised at the access point in between the existing properties on Wilbraham Road to reduce the impacts of noise from vehicles accessing the residential development. Therefore, access and parking arrangements will not significantly increase noise and disturbance for occupiers of existing adjoining dwellings.
 - The proposed development comprises a mix of 2 storey and 2.5 storey dwellings which are proposed in appropriate locations more centrally within the site, in keeping with the surrounding properties and the suburban nature of the area.

- None of the trees within the site boundary are protected and, given the retention of the vast majority of principal tree cover and the new planting proposals within the site, the development proposals are acceptable in arboricultural terms.
- The proposed development will result in the achievement of an 8.32% gain in Habitat Units on the site through the ecological enhancements proposed to the ecological area and the landscaping proposed within the development site.
- Each of the proposed houses will have a private garden, and the proposals will not impact on the amenity space of the existing dwellings surrounding the site.
- The site is not located within a Conservation Area.

9.14 In addition to the above, the existing site access is wide enough to accommodate a 5.5m carriageway with 2m footways at each side and a 6m left turn entry/exit radii at the connection point to Wilbraham Road, without the need for the demolition of No.354 Wilbraham Road. Detailed access drawings are submitted as part of the Transport Assessment prepared by Focus Transport Planning which support this.

Summary

9.15 In accordance with Policy H 6 of the Core Strategy, the proposed development will deliver family dwellings in a sustainable location within South Manchester. It has also been demonstrated that the proposals comply fully with the requirements of the aforementioned Saved Policies of the UDP, albeit UDP Policies should be afforded no weight in the decision making process because they are by definition "out of date". Consequently, the development of the site for housing is acceptable in principle.

Playing Field Matters

9.16 A Playing Pitch Mitigation Proposal has been prepared by Sports Planning Consultants and is submitted in support of this planning application. The report should be read in full however a summary is provided below.

9.17 The site comprises former playing field land albeit the site has not been in playing field use since 2016. In view of this, Core Strategy Policy EN 10 and Paragraph 99 of the Framework apply.

<i>Table 7: Full wording of relevant national and local open space policy</i>	
Paragraph 99 of the Framework (2021)	Core Strategy Policy EN 10 (2012)
<i>“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</i> <i>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</i> <i>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</i> <i>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”</i>	<i>“The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces...”</i> <i>Proposals on existing open spaces and sport and recreation facilities will only be permitted where:</i> <i>• Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or</i> <i>• The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or</i> <i>• The development will be ancillary to the open space, sport or recreation facility and complement the use or character.”</i>

- 9.18 Policy EN 10 of the Core Strategy relates to ‘Safeguarding Open Space, Sport and Recreation Facilities’. When assessing proposals on existing open spaces and sport and recreation facilities, Policy EN 10 states that such proposals will only be permitted where they meet one of the three exceptions listed within the policy (as detailed in Table 7 above).
- 9.19 When comparing the wording of Policy EN 10 to that of the relevant national planning policy (Paragraph 99), the policies are generally aligned albeit there are some minor inconsistencies. For example, Policy EN 10 (bullet point 1) requires the replacement of open space, sport or recreation facilities to be provided in the “local area” (Author’s emphasis). Additionally, Policy EN 10 (bullet point 2) requires the City-wide standards for open space to be maintained and for it to be demonstrated that the site could not fulfil other unsatisfied open space, sport or recreation needs, and that a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area.

- 9.20 Consequently, it is evident that the criteria listed in Policy EN 10 are not wholly consistent with Paragraph 99 of the Framework. Therefore, it could be considered that Policy EN 10 is out-of-date. In any event the proposals have been assessed against both Policy EN10 and Paragraph 99 of the Framework.
- 9.21 A Playing Pitch Mitigation Proposal has prepared by Sports Planning Consultants. The strategy has been informed by extensive pre-application discussions with MCC planning and MCRActive. Set out below is a summary of how the proposals have robustly addressed the requirements of Core Strategy EN10 and Paragraph 99 of the Framework.
- 9.22 Firstly, it is important to note that the former playing field is of poor quality and has been unused for over 5 years, as evidenced at Section 2 of this SPS. There is no public access to the site and there are no parking or toilet and changing facilities on site and this has always been the case.
- 9.23 The usable playing field area is measured at 1.33 ha. There is also an old non-turf cricket wicket on-site. However, no cricket club was ever based at the site and the owners have no recollection of cricket ever being played on the site. The size and configuration of the site is not compatible for cricket.
- 9.24 The site is listed in the MCC Playing Pitch and Outdoor Sport Strategy (2022) as a disused site and there is no site action plan for the former playing fields. The playing field land is, therefore, of limited value to the community because it has no access.
- 9.25 During pre-application consultation with MCRActive, a mitigation strategy was identified to enhance playing field provision in the local area, which was similar to that agreed in the case of Northenden College, for which Wythenshawe Park was identified as the mitigation site (LPA reference: 131147/FO/2021). The Mitigation Proposal demonstrates that pitch shortfalls are evident across the City, however, these are less acute in the South Analysis Area. Consequently, the application site is not surplus to requirements and, thus, there is a need to provide equivalent or better replacement sport facilities in the local area to comply with Policy EN10 and Paragraph 99 of the Framework.
- 9.26 As an outcome of consultation with MCRActive, Alexandra Park has been identified to provide replacement playing field land. The area of Alexandra Park identified for the replacement playing pitches extends to approximately 3.29ha and comprises a circular shaped parcel of land. The northern half (1.21ha) of the mitigation site is not currently used for any formal sporting use and includes an unmanaged natural grass cricket wicket, which is in a state of disrepair and is not in a condition suitable for use. Aerial photography

suggests that the cricket wicket has been unmaintained since approximately 2003. The southern part of the mitigation site accommodates one natural grass adult football pitch. The existing pitch has faint line markings, but there are no goal posts in place. A plan showing Alexandra Park is enclosed at **Appendix 7**.

9.27 As detailed in the Agronomy Report which supports this planning application, the existing natural grass surfaces within Alexandra Park are not currently capable of supporting a playing field that can be utilised all year round. This is largely due to a combination of the poor-quality site topsoil, the absence of an effective drainage system, the agronomic condition of the turf, and the absence of suitable surface levels to promote surface water drainage and safe play. Therefore, significant works would need to be undertaken to enable the mitigation site to be used as playing field.

9.28 In accordance with Sport England policy, Sport England will oppose any proposals that will result in the loss of playing fields unless one of five exceptions apply. This includes Exception 4, which states that:

“Exception 4 - The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and*
- of equivalent or greater quantity, and*
- in a suitable location, and*
- subject to equivalent or better accessibility and management arrangements.”*

9.29 The mitigation strategy proposed will result in both a quantitative and qualitative improvements to the land identified at Alexandra Park. The combination of quantitative replacement of 1.21ha of playing fields, along with significant investment in qualitative improvements to the existing pitch on-site, which will further improve capacity, presents a comprehensive mitigation package, which meets local needs and priorities as set out in the PPS and MCC Parks Strategy. It will deliver a home site for Moss Side Football Club and enable the club to develop sustainably at Alexandra Park.

9.30 Further to the above, a package of mitigation for cricket based on the PPS and MCC/MCRactive priorities is proposed to comprise non-turf pitch provision at South West Manchester Cricket Club and improvements to the square at Alexandra Park to move the

quality rating from 'standard' to 'good'. This would bring significant benefits to cricket in the area.

9.31 Consequently, the proposed playing field mitigation strategy at Alexandra Park is wholly acceptable because:

- It will replace 1.21ha of playing field land with a new playing pitch and will result in significant qualitative improvements to a second pitch;
- Moss Side Football Club have confirmed interest in Alexandra Park becoming a partner club and they required 1no 11 aside good quality grass pitch and 1no youth 11v11 good quality grass football pitch which the proposals can accommodate and therefore the proposals can directly meet the need of an existing football club in line with PPS priorities. A letter from Moss Side FC is enclosed at **Appendix 8** which states the Club's requirement and intent to utilise new facilities at Alexandra Park.
- MCR Active have confirmed that the Council would be supportive of the creation of an additional pitch and enhancement of the existing pitch at Alexandra Park. A letter from MCC has been submitted in support of this application which confirms this position.
- Alexandra Park is located within close proximity to the application site being within 20-25 minutes walking time and therefore will meet the same catchment area/demand as the application site.
- The non-turf pitch provision at South West Manchester Cricket Club and improvements to the square at Alexandra Park would bring significant benefits to cricket in the area. A letter is appended from South West Manchester Cricket Club in support of the non-turf cricket wicket (**Appendix 9**).

Summary

9.32 Overall, the proposed mitigation strategy for playing field land at Alexandra Park accords with Policy EN10 of the Core Strategy, Paragraph 99 of the Framework and Exception 4 of Sport England's policy because the loss resulting from the application site, which is currently privately owned land with no public access, will be replaced by better football and cricket provision at Alexandra Park (20-25 minutes walking distance) and South West Manchester Cricket Club (10 minutes walking distance).

- 9.33 A financial contribution for the proposed playing field mitigation strategy at Alexandra Park will be discussed with the Council during the determination of the planning application and will be secured through a Section 106 Agreement.

Highways, Accessibility, and Parking

- 9.34 A Transport Assessment has been prepared by Focus Transport Planning to consider highways and transport issues related to proposals for new residential development of up to 65 dwellings at the site.

Residential Development Trip Demand & Trip Assignment

- 9.35 The proposals will not generate a substantive level of vehicle trip demand during traditional weekday 'rush hour periods', with maximum two-way vehicle demand associated with the proposals predicted to be no more than 43 vehicles per hour. Such demand is the equivalent of less than 1 additional development vehicle trip movement every minute.
- 9.36 Development traffic has been assigned to the immediate highway network based on observed peak hour directional traffic proportions at the connection of Wyverne Road to A6010 Wilbraham Road. This exercise suggests that it is unlikely that total development traffic demand in excess of 31 vehicles per hour would be experienced on any immediate section of the Wilbraham Road corridor.
- 9.37 Operational capacity assessments have been undertaken for key immediate sections of the local highway network. It is concluded that the additional development flow levels will not result in a material change in local network operating conditions, and that the proposed T-junction layout could be expected to operate with a substantive level of spare capacity.

Road Safety

- 9.38 An appraisal of the operational safety of the immediate local highway network has been carried out through a review of historical Personal Injury Accident ('PIA') data obtained from the crashmap.co.uk database for the most recently available 5.5-year search period (2016 to Summer 2021 inclusive).
- 9.39 No accident events have taken place in the immediate vicinity of the site track connection or at the adjacent junction of A6010 Wilbraham Road / Wyverne Road. Only two injury accident events have been recorded within the wider study area over the 5.5-year search period, with both of these incidents being of slight injury class and both taking place outside of core weekday traffic periods (late evening).

- 9.40 Therefore, there are no clear or substantive prevailing road safety issues that would call into question the proposed development of the site for residential use or require direct additional highway safety mitigation measures funded by the development proposals.

Accessibility

- 9.41 Vehicle access to the application scheme is proposed via an adoptable standard access road connection direct to Wilbraham Road. The access point would be delivered on part of the existing track, on land within the Applicant's control. However, the access point would be comprehensively upgraded to offer a full adoptable standard highway route.
- 9.42 The access junction arrangements would include a 5.5m driveway width, 3m / 4.5m left turn entry / exit radii and 2.0m footway connections provided to both sides of the site access junction connection, with these footway links extended into the site.
- 9.43 The site represents a suitable location for residential development, being located within an existing mature residential area, within a practical walking distance of good frequency public transport services and a range of everyday local shops, services and facilities. The site is also close to high quality cycle infrastructure. Therefore, the site's location will promote opportunities for the use of alternative travel modes to the private car, which will help to manage the overall traffic impact associated with new development.

Parking

- 9.44 It is proposed that all properties would be served by driveway parking, allowing off-road / in-curtilage storage for a minimum of 2no vehicles. A number of the proposed 4-bedroom properties also include for additional single garage storage (providing a total of 3 in-curtilage parking spaces for these dwellings).
- 9.45 Each dwelling will be equipped with an EV charging point, as shown on the submitted EV Charging Point Plan.
- 9.46 Cycle parking across the site would be delivered at 100% via a combination of either garage storage (where relevant) or dedicated lockable cycle store features within rear garden areas.
- 9.47 The internal looped highway network to the application scheme has been designed to be able to accommodate typical service vehicle movements appropriate to a residential land use. Appendix TA4 of the Transport Assessment illustrates vehicle swept path assessment runs within the site, including the movement of large refuse collection vehicles.

Summary

- 9.48 Overall, it is considered that the traffic impact experience as a result of the proposed development will not result in 'severe' network operational effects that would require the provision of additional network capacity or safety improvements. Therefore, the proposed development accords with Policy T 2 of the Core Strategy and Paragraph 111 of the Framework.

Residential Amenity

- 9.49 Policy DM 1 of the Core Strategy states that all development should have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- 9.50 Given the urban nature of this part of Manchester and close proximity to existing properties on Morville Road, Wilbraham Road, Brantingham Road and Maine Road Football Club, the proposals have carefully considered the amenity of existing and future residents, as detailed further below.

Privacy

As detailed above, and within the Design and Access Statement, the minimum privacy distances within the development all achieve in excess of the 20m, in accordance with MCC's Residential Design Guide privacy standards. In terms of existing properties, a minimum privacy distance of 21.4m is achieved but all other proposed properties are 25m or more from existing dwellings. Therefore, there will be no loss of privacy to adjoining dwellings and their associated rear gardens. Consequently, there will be no adverse impact on residential amenity in terms of privacy, in accordance with Policy DM 1.

Lighting

- 9.51 A Lighting Impact Assessment has been prepared by BWB. As part of the lighting strategy a review has been undertaken of the potential impact created by new and existing lighting in relation to the proposed development.

Street Lighting

- 9.52 A street lighting design for the residential development roads has been prepared. The street lighting lux plot layout is appended to the submitted Lighting Impact Assessment.
- 9.53 The proposed street lighting design comprises high quality 6m high column mounted LED luminaires, equipped with specific optics to maximise useful light and minimise wasteful light. Illumination has been proposed to meet the recommendations of BS 5489-1 and BS

EN 13201-2. The design has been produced to provide illumination at Lighting Class P4 (5.0 Lux average, 1.0 Lux minimum), for a quiet residential road in an E3 environmental zone.

- 9.54 With reference to the street lighting lux plot layout, the closest existing residential properties are at 338 and 354 Wilbraham Road. The Institute of Lighting Professionals' ('ILP') obtrusive light limitation for an area classified as environmental zone E3 is 10 lux pre-curfew and 2 lux post-curfew. These properties have been assessed using unobstructed vertical calculation surfaces on the building elevations, demonstrating 0.0 lux. As such, the proposed street lighting scheme meets the ILP obtrusive light limitations and will, therefore, not result in unacceptable impacts on existing residential properties.

Floodlighting

- 9.55 A replacement lighting design for the Maine Road Football Club floodlight installation has been prepared. The football pitch lighting lux plot layout is appended to the submitted Lighting Impact Assessment. The replacement floodlighting will be secured by a suitably wording planning condition and the works will be carried out by Anwyl.
- 9.56 The proposed lighting design comprises high quality LED floodlights, equipped with specific optics to maximise useful light and minimise wasteful light. The floodlights on the west side of the pitch are proposed to be fitted with factory fitted cowls to further reduce light spill as far as practicable. It is proposed that the replacement floodlights are installed on the existing 6no. 15m high lighting towers.
- 9.57 The replacement floodlight installation will result in a significant improvement on the existing installation in terms of contribution to local area sky glow. This will not only benefit residents of the proposed development but will also benefit existing local residents who currently experience adverse impact as a result of sky glow.
- 9.58 The proposed residential properties facing Maine Road Football Club have been assessed using an unobstructive vertical calculation surface on the building elevations, demonstrating maximum 3 lux vertical illumination. As such, the proposed replacement floodlight scheme meets the ILP obtrusive light limitations and will, therefore, not result in unacceptable impacts on existing residential properties.
- 9.59 Overall, the lighting design strategy presented demonstrates that the proposed street lighting installation and replacement floodlight installation can achieve the required minimum lighting levels and distribution to meet relevant standards and guidance, whilst also achieving compliant levels of lighting impact to the existing and proposed residential

developments. Consequently, there will be no adverse impact on residential amenity in terms of light, in accordance with Policy DM 1.

Noise and Vibration

- 9.60 A Noise Impact Assessment has been prepared by E3P and is submitted alongside this planning application. The assessment looks to determine the key noise sources in the immediate vicinity of the site and to assess their impact upon proposed residential receptors and to specify mitigation measures, where required.
- 9.61 E3P have undertaken attended road traffic measurements for the surrounding road network (Wilbraham Road, Brantingham Road and Morville Road), in accordance with Calculation of Road Traffic Noise. Unattended measurements have also been carried out to quantify noise levels from the nearby Maine Road Football Club to the east of the site. A match between Main Road Football Club and Abbey Hulton United took place on Saturday 1st of October and was captured within the unattended survey.
- 9.62 A 3D noise model has been constructed to assess noise levels across the site due to road traffic and sports pitch sound associated with the football club. The predicted external and internal noise levels have been compared to the criteria given in BS 8233:2014. Consideration has been given to external amenity space and internal habitable rooms.
- 9.63 The noise model has been used to predict noise levels in rear garden areas to be used for relaxation. The predicted levels range between 42 dB and up to 57 dB. As gardens bounding the sports pitch are subject to noise levels in excess of 55 dB, barriers are required to certain plots to control external noise.
- 9.64 Overall, in terms of mitigation, E3P has advised on whole dwelling ventilation requirements for certain plots and acoustic barriers (2.1m high) for plots (52 to 65) closest to the football pitch. Standard glazing is confirmed to be sufficient across the site. Consequently, the Noise Impact Assessment concludes that, with mitigation measures in place, no adverse impact is expected due to existing sound sources.
- 9.65 Further to the above, a Construction Environmental Management Plan ('CEMP') has been prepared by Anwyl and is submitted alongside this planning application. During construction, noise and vibration will be controlled and limited so far as reasonably practicable so that sensitive receptors are protected from excessive noise and vibration arising from construction. The principles of Best Practicable Means will be employed to minimise the noise levels during construction. Recommendations for control of noise and

vibration on construction sites are set out in BS: 5228. The following measure will be used where appropriate on this site:

- Hydraulic plant will be used in preference to pneumatic plant where possible.
- Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.
- All plant will be shut down or throttled back between periods of use.
- Methods used for concrete breaking and demolition should be carefully considered, non-percussive means should be used where possible.
- Acoustic enclosures may be required in sensitive locations such as near generators.

9.66 Therefore, the proposed development will not have an adverse impact in terms of noise and vibration, in accordance with Saved UDP Policy DC26.2, Core Strategy Policy DM 1, and paragraphs 174 and 185 of the Framework.

Air Quality

9.67 An Air Quality Assessment has been prepared by Redmore Environmental and is submitted alongside this planning application. The proposals have the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation. Therefore, an assessment has been undertaken in order to determine baseline conditions and assess potential air quality effects as a result of the proposals.

9.68 Potential construction phase air quality impacts from fugitive dust emissions were assessed as a result of earthworks, construction and trackout activities. It is considered that the use of good practice control measures, such as those relating to site management, monitoring and site preparation (as detailed in Table 19 of the Assessment), would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.

9.69 Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. Dispersion modelling was therefore undertaken in order to predict pollutant concentrations at sensitive locations as a result of emissions from the local highway network both with and without the development in place. Results were subsequently verified using local monitoring data. Review of the dispersion modelling results indicated that predicted air

quality impacts as a result of traffic generated by the development were not significant at any sensitive location in the vicinity of the site.

- 9.70 Consequently, based on the assessment results, air quality factors are not considered a constraint to planning consent for the development. Therefore, the proposed development accords with policies EN 16 and DM 1 of the Core Strategy and paragraph 174 of the Framework.

Odour

- 9.71 The proposed residential development will not result in any unacceptable impact on odour. Therefore, there will be no adverse impact on residential amenity in terms of odour, in accordance with Policy DM 1.

Litter, vermin and birds

- 9.72 A Waste Management Strategy and associated Plan have been submitted as part of this planning application and are included within the Design and Access Statement. The proposed waste strategy provides individual refuse storage for each house and all houses will include secure bin stores. Therefore, waste will be stored securely within individual plots or within the bin collection areas on allocated waste collection days.
- 9.73 Consequently, there will be no adverse impact on the amenity of existing or prospective residents as a result of litter, vermin and birds, in accordance with Policy DM 1.

Road safety and traffic generation

- 9.74 A detailed assessment of road safety and traffic generation is provided above.
- 9.75 In summary, the site development traffic impact is expected to be of generally limited scale and would not result in 'severe' network operational effects that would require the provision of additional network capacity or safety improvements. An appraisal of the operational safety of the immediate local highway network has been carried out, which concludes that no accident events have taken place in the immediate vicinity of the site track connection or at the adjacent junction of A6010 Wilbraham Road / Wyverne Road. Consequently, there are no clear or substantive prevailing road safety issues that would call into question the proposed development of the site for residential use or require direct additional highway safety mitigation measures funded by the development proposals.
- 9.76 Therefore, the proposed development will not have an adverse impact on residential amenity, in accordance with Policy DM 1.

Design

- 9.77 Good design is emphasised to be a key aspect of sustainable development within national planning policy (Paragraph 126 of the Framework). Policy EN1 of the Core Strategy expects new development in Manchester to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City. This is considered an important element in increasing the sense of local ownership of and respect for a neighbourhood. In addition, Core Strategy Policy DM1 also states that all development should have regard for the impact on the surrounding areas in terms of the design, scale and appearance of the proposed development and the character of the surrounding area.
- 9.78 An assessment of the local vernacular has been undertaken in the Design and Access Statement prepared by APD, which has informed the design of the proposed development and the chosen material palette, as detailed at Section 6 of this SPS.
- 9.79 The proposed development will comprise 2 and 2.5 storey semi-detached and detached dwellings, which is reflective of the scale and type of dwellings in the vicinity of the site, and will, therefore, ensure that the site sits comfortably within its surroundings. The elevation designs have been informed by the vision to create a high-quality development that reflects the character of the local area. The designs offer a contemporary interpretation of the types of existing homes surrounding the site to positively impact the character of the area. Furthermore, as a result of the carefully chosen material palette, the proposed development will achieve a sensitive and robust solution to the relationship between existing and proposed dwellings and create a sense of place, which includes house types that reference the local architectural language and blend seamlessly with the existing residential grain.
- 9.80 Throughout the design evolution of the scheme due regard has been given to the incorporation of measures to aid energy efficiency, as detailed further in the Environmental Standards Statement submitted alongside this planning application. As a result, the proposed development has been designed with a with a holistic low energy design concept involving a fabric first approach in the u-values, design air permeability and ventilation targets, along with the consideration and application of low zero carbon renewable technologies. The development will also include an Air Source Heat Pump system to each dwelling. As a result of the energy efficiency measures proposed, the predicted site wide reduction in CO₂ over Part L 2021 of the Building Regulations can be summarised as 31% with SAP 10 carbon factors.

- 9.81 Further to the above, all of the homes proposed have been developed so as to meet NDDS.
- 9.82 The proposed landscaping strategy will ensure that the development will be visually attractive. The soft landscaping scheme will incorporate species-rich grassland, native hedges and hedgerows, specimen shrub planting, amenity shrub planting, amenity hedges, and amenity lawn turf. Furthermore, as detailed in the preceding sections of this statement, the proposed development includes an ecological enhancement area, which will comprise higher distinctiveness habitat, wildflower neutral grassland, and will also host invertebrate hotels, bee nesting boxes and brash piles for hedgehog.
- 9.83 Overall, the proposed scheme has been designed to provide a high-quality residential development that adheres to the requirements of Core Strategy Policies EN 1 and DM 1, reinforcing the sense of place and local distinctiveness. The proposed development will be well-designed, have regard to local character and context, employ a high-quality material palette, and incorporate measures to aid energy efficiency, in accordance with policies EN 1, DM 1, EN 4, EN 6, EN 8, and paragraph 130 of the Framework.

Biodiversity and Ecological Enhancement

Ecological Impact Assessment

- 9.84 An Ecological Impact Assessment has been prepared by Tyler Grange and is submitted alongside this planning application.
- 9.85 The proposals for the site will, for the majority, require the removal of habitat considered to be of negligible ecological importance. Habitats on the site that are of local importance comprise scattered broadleaved trees present along the site's boundary. The scattered trees will be retained where possible or will be mitigated for by providing habitat of equal or higher value. A landscaping scheme has been prepared, which demonstrates that 87no. new native and amenity trees, and associated soft landscaping, will be delivered at the site. The landscaping scheme also prioritises the use of native species, which contribute to the overall biodiversity of the site and provide opportunities for a range of wildlife.
- 9.86 The assessment emphasises that the proposals provide an opportunity to enhance the site habitats for a range of fauna through the following features, which have been incorporated into the final scheme for the site:
- Creation of habitats such as native hedgerows, trees and species-rich wildflower grassland;
 - Provision of bat roost boxes integrated within new buildings or on retained trees; and,

- Provision of bird nest boxes integrated within new buildings, targeting house sparrow, swift and starling.

9.87 A bat and bird box plan has been submitted alongside this planning application for approval.

9.88 The Ecological Impact Assessment also details the potential effects on protected and priority species including amphibians, bats, birds, hedgehogs, badger, reptiles, water voles, and otters. The assessment concludes that the potential effects for all protected and priority species are low or negligible and would be avoided, or adequately mitigated, as a result of the proposed development, such as by the inclusion of precautionary working methods during construction, the implementation of hedgehog highways, the provision of bat boxes and the use of sensitive landscaping.

Biodiversity Net Gain

9.89 A biodiversity net gain assessment using the Defra Metric 3.1 has been undertaken based on the proposed site layout with the enhancement of the south-eastern parcel. A preliminary calculation with post-intervention habitat enhancement measures would result in an 8.32% net gain of habitats.

Ecological Enhancement Strategy

9.90 An Ecological Enhancement Strategy has been prepared by Tyler Grange and is submitted alongside this planning application. The strategy addresses the mitigation, compensation and enhancement measures identified within Ecological Impact Assessment undertaken by Tyler Grange.

9.91 The ecological enhancement at this site includes: 10 bat boxes installed, 10 bird boxes installed, 6 invertebrate boxes, provision of hedgehog highways and brash piles across the site; within the housing area and the ecological enhancement area.

9.92 The enhancements and mitigation outlined in the strategy are suitable for the local species that may be present on-site or in the surrounding area. With the adoption of this strategy, the site proposals will provide a benefit to a variety of local wildlife and will promote biodiversity in the local area, in accordance with Policy EN 15 and paragraph 174 of the Framework.

Arboriculture

9.93 An Arboricultural Impact Assessment has been submitted in support of the application, which includes the necessary arboricultural information to support the planning

application. The report also includes a Tree Protection Plan with an associated Arboricultural Method Statement.

- 9.94 The proposals necessitate the removal of two trees of moderate quality (Category B), one tree, one group and a total of circa. 92m² from a further two groups of low quality (Category C). The remaining trees, which form the majority of the site's tree cover, will be retained as part of the development and protected during construction.
- 9.95 A Landscape Masterplan has been prepared and is submitted in support of this planning application. The Masterplan proposes the introduction of 87no. new native and amenity trees and associated soft landscaping. Therefore, the scheme exceeds MCC's '3 for 1' replacement planting policy.
- 9.96 Given the limited quantum of the trees proposed for removal, the retention of the vast majority of principal tree cover, and the new planting proposals within the site, the development proposals are acceptable in arboricultural terms and accord with local planning policy pertinent to trees and green infrastructure.
- 9.97 Retained trees will require physical protection during the course of the development. The Tree Protection Plan provides details of tree protection in accordance with BS5837:2012. This includes details of locations and specification for Tree Protection Barriers; sensitive excavation works within the Root Protection Areas ('RPAs'); no-dig surfacing within RPAs; and arboricultural site supervision/monitoring requirements.
- 9.98 Trees G5 and G6 are located towards the south-western extent of the site and will provide a screen from the neighbouring properties. There will be a degree of shading from the tree towards plot 1, however, a good level of separation will remain between the plot of the tree canopy to avoid an overbearing tree/building relationship. A degree of shading is expected when tall/mature trees are retained at the site boundaries.
- 9.99 Overall, the layout has been suitably designed to incorporate the site's tree stock highlighted for retention, and the proposed soft-landscaping scheme will deliver arboricultural benefits through the provision of feature amenity tree and shrub planting in accordance with Policy EN9 of the Core Strategy. Furthermore, the scheme will exceed MCC's '3 for 1' replacement planting policy by delivering tree planting at a ratio 12:1.

Summary

- 9.100 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 South Manchester Furthermore, the proposed development is acceptable in terms of highways, accessibility and parking, residential amenity, design, biodiversity and ecology and arboriculture.

10 OTHER ENVIRONMENTAL AND TECHNICAL CONSIDERATIONS

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

Sustainability

10.2 An Environmental Standards Statement has been prepared by Watt Energy. The Statement assesses the proposed development against the relevant climate change and sustainability policies and targets.

10.3 The proposed development has been designed with a fabric first approach with U-values, design air permeability and ventilation targets all aspiring to exceed Building Regulations Part L 2021 standards. This approach demonstrates a holistic low energy design concept, involving very low limiting values and thus led to high-energy performance targets and being defined as a low carbon development.

10.4 A Low Zero Carbon ('LZC') feasibility assessment has been carried out, with all suitable technologies investigated for their suitability to the site and development. The assessment determined that an Air Source Heat Pump system for each dwelling will provide an additional 30% reduction in carbon emissions bringing the total reduction to 31%. In addition to this renewable technology provision, the development can also be defined as carbon neutral because it will have net zero carbon emissions.

10.5 The following energy efficient design measures are proposed as part of the development:

- High levels of insulation throughout with minimal thermal bridges.
- Passive solar gains and internal heat sources.
- Excellent level of airtightness.
- Good indoor air quality by openable windows.
- 100% low energy lighting throughout.
- Efficient ASHP and associated cylinders to each dwelling
- 100% operational energy supplied by a renewable energy provider i.e., no gas boilers.

10.6 In addition to the following of the energy hierarchy through the efficient design and renewable technology measures mentioned above, and meeting all relevant Manchester

City Council carbon targets, the proposed development will include many sustainability measures throughout construction and once completed, including by ensuring that efficient water fixtures are proposed and that construction waste is minimised.

- 10.7 Therefore, the proposed development accords with policies DM1, EN 4, EN 6, and EN 8 of the Core Strategy and paragraph 8 of the Framework.

Ground Conditions

- 10.8 E3P has prepared Phase I and Phase II Geoenvironmental Site Assessments. Both assessments are submitted alongside this planning application.
- 10.9 The Phase I Geoenvironmental Site Assessment comprises a desk-based assessment that determines potential contaminated land liabilities and geotechnical constraints as part of the proposed development of the site. The Phase I Assessment recommended intrusive ground investigation to confirm the conceptual site model.
- 10.10 In summary:
- A review of online records held by United Utilities indicates the presence of an abandoned sewer running through the southeast sector of the site. No other drainage infrastructure is noted with the site boundary.
 - There are no current or historic landfill sites located within 250 m of the site.
 - In terms of radon, less than 1% of houses above the 'Action Level'. Therefore, no special precautions are required.
 - The site is not located within a Coal Authority Reporting Area and is not deemed to be at risk from historic underground coal mining.
 - No hazardous installations that could potentially prejudice the proposed construction of highly sensitive residential dwellings have been identified within influencing distance of the site.
- 10.11 As detailed in the Phase II report, E3P has completed an intrusive ground investigation comprising: 14 no. mechanically excavated trial pits; 4 no. window sample boreholes; and 4 no. environmental monitoring installations. In terms of contaminated land, it is concluded that the risk to human health can be mitigated by the installation of a chemically suitable cover system within all proposed garden areas where Made Ground soils are present.

- 10.12 In summary, by following the mitigation measures outlined within the Phase II Assessment prepared by E3P, the proposed development will accord with Policy EN 18 of the Core Strategy and paragraph 183 of the Framework.

Flood Risk and Drainage

- 10.13 A Flood Risk Assessment has been prepared by RSK and is submitted alongside this planning application.
- 10.14 The proposed site lies in an area designated by the Environment Agency as Flood Zone 1 and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year.
- 10.15 The Framework sets out a Sequential Test, which states that preference should be given to development located within Flood Zone 1 and at the lowest risk of flooding from all sources. The Flood Risk Assessment demonstrates that the requirements of the Sequential Test have been met. The proposed development is classified as 'less vulnerable' and, therefore, considered appropriate within Flood Zone 1 without application of the Exception Test.
- 10.16 The assessment considers several sources of flooding, including fluvial, tidal, surface water, groundwater, sewer, reservoir, and flooding from artificial sources. The level of risk for each source is assessed. The level of risk varies between 'very low' and 'low' for all sources of flooding assessed apart from flooding from sewers which is identified as being of a 'medium' level of risk. However, the Flood Risk Assessment demonstrates that flood risk from sewer flooding can be mitigated, such as by ongoing maintenance of the on-site systems.
- 10.17 It is intended that surface water runoff from the proposed residential development will outfall from the site via the existing combined sewer to the south as agreed with UU. The proposed strategy will utilise attenuation in the form of a series of oversized storage pipes (1200mm diameter) running under most of the site's road network providing approximately 366m³ of storage. This is supported by a 14m³ geo-cellular crate storage unit at the end one of a side run. The design rainfall event for this assessment has been taken as the 1 in 100-year event (+40% climate change) with the intention of retaining surface water runoff generated from the site within the proposed on site network.
- 10.18 In terms of foul drainage, the entire local sewer network consists of a network of combined sewers. The UU Pre-development enquiry specifies that the site will be allowed to drain into the existing public combined system.

10.19 The design incorporates a gravity connection to the existing 600mm x 900mm combined sewer in Wilbraham Road. It is proposed to outfall the site's foul drainage to the same connection point as the proposed surface water connection, but the two systems are distinct and do not combine before.

10.20 Therefore, the proposed development accords with Policy EN 14 of the Core Strategy and paragraph 159 of the Framework. Consequently, the Assessment concludes that the development of the site should not be precluded on flood risk grounds.

Crime and Safety

10.21 The planning application is supported by a Crime Impact Statement, which has been prepared by Greater Manchester Police ('GMP') Design for Security.

10.22 It is stated that a residential development is an appropriate use for the site given the surrounding land uses. Furthermore, it is noted that the proposals will result in the redevelopment of land which, if it remains unused may attract criminal and anti-social activity, for example, fly-tipping, which may affect the quality of life of nearby residents and security of their houses.

10.23 The following features of the proposed development are stated to make a positive contribution to the prevention and fear of crime:

- Developments built around a cul-de-sac tend to attract less crime than those located on 'through' roads that have a greater volume of traffic, including pedestrian traffic, where offenders tend to be less conspicuous.
- Houses are mostly arranged in a perimeter block, with defensible to the front and rear of each dwelling.
- The rear garden boundaries of the many of the proposed houses will adjoin those of existing houses reducing the risk of offenders approaching these houses from the rear.
- The development includes a range of sizes of housing, which helps to diversify the resident population. A broader age range of residents can help to retain a presence throughout the day, e.g., families with young children, working people and retired people.
- There are a significant number of houses within the development, which increases the likelihood of residents of some of the properties being present throughout the day.

The presence of residents or even just visible signs of people present - cars on driveways, lights on, external lighting on at entrance doors, for example - will help to deter offenders.

- The proposed layout of the dwellings will help to animate the loop road and facilitate passive surveillance across the development.
- Defensible space is included on the street facing elevations.
- Rear garden boundaries of the houses can be secured with appropriately high fencing and gates.
- The provision of garage and driveway parking spaces will reduce the risk of vehicles being targeted by offenders.
- Private and public amenity space has been included in the scheme, which will soften the appearance of the development. The inclusion of social spaces provides an opportunity for residents to meet and build relationships, which can help to develop a sense of community within the scheme and deters crime and anti-social behaviour.
- Measures to enhance the appearance of the street in the form of entrance and transitional squares are included on the plans.

10.24 Recommendations to enhance the security of the development are made within the report. The recommendations, and the Applicant's response to these (in bold), are summarised below:

10.25 The recommendations are summarised as follows:

- introduce environmental enhancements to the streetscape at appropriate spaces within the development. **The proposed development includes a number of environmental enhancements, as detailed in the submitted Ecological Enhancement Strategy, and a BNG of 8.32% will be achieved on-site;**
- include measures to prevent vehicles parking on the access road and green verges. **A 'Land Use Plan' has been prepared and submitted, which highlights housing, adopted roads/verges and areas to be maintained by a management company;**
- clearly define ownership, management and maintenance of peripheral greenspaces. **A 'Land Use Plan' has been prepared and submitted, which highlights housing, adopted roads/verges and areas to be maintained by a management company;**

- install appropriately secure fencing and gates to define and secure front and rear boundaries to the houses. **The submitted Boundary Treatment Plan illustrates the types and locations of boundary treatments proposed as part of the development;**
- include provision for secure cycle parking within the garage or rear garden of each house. **The cycle storage specification was shared with GMP;** and,
- specify Secured by Design standard doors, windows, glazing and door hardware for the houses and garages. **The Applicant has confirmed that the physical security specifications recommended at Section 4 of the Crime Impact Statement will be included within the proposed development.**

10.26 Overall, the Crime Impact Statement concludes that GMP consider a residential scheme appropriate and are happy to support the proposals. The proposed development has been designed to be safe and secure for prospective users and has incorporated the measures recommended by GMP to contribute to the prevention of and fear of crime, in accordance with Core Strategy Policy DM 1 and paragraph 130 of the Framework (2021).

Waste Management

10.27 The proposed waste strategy, detailed in the Design and Access Statement, provides individual refuse storage for each house comprising general refuse, recycling and food waste bins. For all houses, secure bin stores will be provided and bin collection areas will be for use on allocated waste collection days. A completed waste proforma has been submitted alongside this planning application and is enclosed at Appendix 5. Appendix TA4 to the Transport Assessment demonstrates vehicle swept path assessment runs within the site, including the movement of large refuse collection vehicles.

10.28 The submitted CEMP explains how construction waste will be dealt with and managed. The only building to be demolished comprises the existing garage to the rear of 354 Wilbraham Road.

10.29 Therefore, the proposed development accords with Policy EN 19 of the Core Strategy.

Local Labour Agreement

10.30 A Local Labour Benefit Proposal has been prepared by Anwyl Homes and is submitted alongside this planning application.

10.31 Anwyl Group already employs around 10% of the Group workforce from the Manchester and Greater Manchester regions and is committed to continuing to source local labour

from these regions to deliver work at the application site. In order to fulfil recruitment needs, the company regularly attends Careers Fairs in local proximity to new and existing developments and will seek to attend such events within the Chorlton area whenever reasonably practicable to do so.

- 10.32 Therefore, opportunities to provide jobs for local people through construction of the proposed development have been fully considered, in accordance with Policy EC 1 of the Core Strategy.

Summary

- 10.33 This section has demonstrated the acceptability of the proposals in terms of energy, ground conditions, and flood risk and drainage.

11 PLANNING BENEFITS

- 11.1 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 include:

Social

- 11.2 The proposed development will deliver the following package of social benefits:

- Facilitate GMYF's future investment plans so that the Charity can continue with their support of over 50 affiliated clubs across Greater Manchester, and to reach out to further clubs. GMYF have the following future investment plans:
 - GMYF would like to invest a minimum of £0.5m in Jimmy Egan's boxing gym in Wythenshawe. GMYF are also looking for a new Boxing club base in Burnage so that they can invest in this part of the City.
 - GMYF would like to employ 2 new full time youth workers at Blakely.
 - GMYF want to start an apprenticeship scheme in September 2023, working alongside Bolton University.
 - Expand the GMYF team by recruiting another five youth workers in 2023 to focus on targeted work within associated Clubs with a view to increasing numbers over time.
 - Now that GMYF have a blueprint for a successful Youth Centre reflected at the Partington initiative, GMYF want to replicate this in new locations by securing another disused building and breathing new life into it.
 - Expand the use of Ormside to deliver transport, cover accommodation and activity costs so that more young people could benefit from the full experience of outdoor pursuits.
 - A full funding package for the training of youth workers would be developed to degree level if required for new and existing team members.
 - Widen GMYF's activity network throughout Greater Manchester so that young people can experience the arts, water-based sports and interests. These activities require significantly more funding and wider skills from the team therefore greater resources from the Federation are required.

- Assist Clubs with dedicated Duke of Edinburgh staff at zero cost to support more young people through the programme which they currently cannot offer on scale.
 - Focus on enhancing grant funding stream to the Club network.
 - Target the improvement of GMYF facilities and activities for the Club's young people by offering them food and a warm space in GMYF buildings.
- Deliver affordable housing in accordance with Manchester's policy requirement of 20% (Policy H 8 of the Core Strategy), comprising 54% (7no) social rented and 46% (6no) intermediate housing, which will make an important contribution to the City's affordable housing supply;
 - Deliver a high-quality housing development, which will provide a good choice and mix of housing for families in a sustainable location with good access to jobs, services and facilities;
 - Deliver playing field mitigation land of 1.21ha at Alexandra Park to accommodate flexible pitch provision, including 11 a side youth pitch and enhancements to a second pitch to bring it back into regular use throughout the year;
 - Enable the delivery of Moss Side FC's vision to find an established home ground and grow their junior football section who are currently struggling for suitable venues;
 - Provide a non-turf pitch at South West Manchester Cricket Club; and,
 - Undertake improvements to the square at Alexandra Park to move the quality rating from '*standard*' to '*good*'.

Economic

11.3 The proposed development will contribute towards building a strong, responsive and competitive economy. Specifically, the proposed development:

- generate 249 gross temporary construction related jobs (130 net jobs) comprising 178 direct jobs (93 net) and 71 indirect (37 net)⁴.

⁴ The calculations were undertaken by economists at Kada Research using a combination of site intelligence, benchmarks (CITB, HMT) and official statistics (BRES and ONS).

- generate £121,718 in council tax revenue per annum and £0.5 million in New Homes Bonus over four years⁵.
- The development could result in £0.5m in retail spend per annum (£0.4m in convenience goods and £0.1m in comparison goods)⁶.
- As a result of the construction spend, will potentially result in 14 work placements, 261 training weeks on site, and 8 new qualifications⁷.

Environmental

11.4 The proposed development will not result in significant harm to the natural environment and will help to improve biodiversity. In particular, the proposed development will:

- Achieve an 8.32% gain in Habitat Units on the site through the delivery of grassland habitat on the ecological area, in addition to the landscaping proposed within the development site;
- Plant 87no trees as part of the proposals which exceeds the Council's replacement tree policy and will contribute towards creating a healthy community;
- The proposed development will achieve a 31% reduction in carbon emissions over the Part L1A 2021 of the Building Regulations, which surpasses all of MCC's current planning policy targets;
- Deliver a housing development where all homes will be using all electric heating systems;
- Provide a financial contribution to support the delivery of modern LED floodlighting at the adjacent Maine Road Football Club, which will adequately illuminate the pitch, whilst also according with the limits set out in the ILP Guidance for the Reduction of Obtrusive Light (2021);
- Ensure that each dwelling has an EV charging point to reduce emissions from private car usage;

⁵ *ibid.*

⁶ *ibid.*

⁷ *ibid.*

- Deliver 100% cycle parking across the site via a combination of either garage storage (where relevant) or dedicated lockable cycle store features within rear garden areas; and,
- Be accessible by sustainable modes of travel.

Summary

- 11.5 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.

12 DRAFT SECTION 106 HEADS OF TERMS

- 12.1 This section sets out a first draft of the heads of terms for a Section 106 agreement in relation to the proposed development at the site.
- 12.2 These draft heads of terms are set out on behalf of Anwyl to inform the preparation and negotiation of a Section 106 agreement with MCC to support this planning application. The table set out below details those contributions to be discussed further with MCC during the consideration of the planning application.

<i>Table 8: Section 106 Contributions</i>	
Contribution	Comment
Affordable Housing	20% on site provision, of which 54% will be social rented and 46% will be intermediate housing.
Replacement Playing Pitch Site (Alexandra Park)	A financial contribution, the sum of which will be agreed with the Council, will be provided to deliver the proposed playing field mitigation at Alexandra Park and South West Manchester Cricket Club. Manchester City Council will be responsible for the management and maintenance of the playing field, as confirmed by MCR Active.
Biodiversity Net Gain	The land identified for ecological enhancement will be secured.
Administrative Provisions	The Applicant shall pay to MCC on or before the completion of the Agreement the reasonable legal costs (£tbc) incurred by MCC in connection with the preparation and completion of the Agreement

Summary

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

13 SUMMARY AND CONCLUSION

13.1 This SPS has been prepared by Asteer Planning on behalf of Anwyl Homes in support of a full planning application at Land off Wilbraham Road, Chorlton.

13.2 The description of development is as follows:

"Full planning application proposing the erection of residential development (Use Class C3(a), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road."

Greater Manchester Youth Federation

13.3 Section 2 provides the background to The Greater Manchester Youth Federation, the owners of the site.

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

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

Anwyl Homes

13.6 The landowner, GMYF, has selected Anwyl Homes as the preferred developer for the site. Section 3 provides the background to Anwyl, the Applicant.

13.7 Anwyl is a proud family builder, with over 90 years of experience in the housebuilding industry. Having initially started in the Rhyl area, Anwyl Homes has grown rapidly and is operating within two regions namely Anwyl Homes Cheshire & North Wales and Anwyl Lancashire (based in Chorley) with the aim of building around 800 homes per year.

Pre-application Engagement

- 13.8 Section 4 provides a summary of the pre-application consultation undertaken with MCC, Sport England, and other key stakeholders prior to the submission of the planning application. A Statement of Community Involvement ('SCI') has been prepared by UK Networks and has been submitted alongside this planning application. The SCI should be read in conjunction with this section of the SPS.
- 13.9 The Applicant has sought to work proactively with MCC planning, highways and flood officers, the Greater Manchester Ecology Unit, Ward Councillors and local residents. These discussions have informed the replacement playing pitch strategy and the design and layout of the proposed scheme. The proposals have incorporated the feedback received during the pre-application engagement undertaken wherever possible, whilst ensuring that the proposed development accords with local and national planning policy requirements.

The Site and its Surroundings

- 13.10 Section 5 of the SPS provides a detailed description of the site's location, characteristics, and accessibility credentials. It provides a description of the site's current status and its physical attributes.
- 13.11 The application site extends to approximately 2.22ha and comprises an irregular shaped parcel of land accessed via Wilbraham Road. The former playing field land is privately owned by GMYF, is secured and is not accessible to the public. The identified ecological mitigation area is owned by the St Margaret's Centre. The application site was formerly in use as playing pitches (primarily football), but this use ceased in 2016. The application site sits in a predominantly residential area and is in an accessible location, being within a practical walking distance of good frequency public transport services and a range of everyday local shops, services and facilities, in addition to being close to high quality cycle infrastructure.

The Proposed Development

- 13.12 Section 6 describes the use and amount, layout, scale and massing, appearance, and means of access to the development for which planning permission is sought. The application proposals are described in detail in the accompanying Design and Access Statement prepared by APD, which should be read in alongside this SPS.
- 13.13 The proposed development comprises 65no. homes, in addition to associated infrastructure, including landscaping, ecological mitigation drainage and car parking, and access from Wilbraham Road. The overall housing mix that is presented in Tables 1 to 3

above reflects the Council's planning policy requirements for more family housing in this part of Manchester and, thus, there is a large proportion of 3no. and 4no. bed properties proposed. The proposed development has been designed with due regard given to the site's surroundings and the technical assessments undertaken by the Applicants' project team. Overall, the proposals will deliver a high-quality residential development that is visually attractive and sympathetic to the character of the local area, whilst also achieving a net gain in biodiversity on-site.

Planning Policy Framework

- 13.14 Section 7 of the SPS sets out the key planning policies at the national and local level, which are relevant to the determination of this planning application. The application proposals are evaluated in the context of the relevant policies identified in the subsequent sections of the SPS.
- 13.15 As defined by the adopted policies map, the site comprises unallocated land within the South Manchester sub area. This section has detailed the adopted and emerging local and national planning policy and guidance, including Manchester's PPOSS and several SPDs, that is of relevance to the site and the proposed development. The subsequent sections of this Statement assess the proposed development against the relevant policies of the adopted Development Plan for Manchester and the Framework (2021).

Affordable Housing Statement

- 13.16 Section 8 of this SPS sets out how the proposals will contribute to the housing mix in the City.
- 13.17 The proposed development will deliver a policy compliant level of affordable housing (20%). Of the 13 affordable units, 54% (7no) will be social rented and 46% (6no) will be intermediate housing. The affordable units will comprise a mix of 2- and 3-bedroom homes, which will be pepper potted throughout the development and will be designed to be tenure blind.

Appraisal of the Proposals

- 13.18 Section 9 assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the Framework (2021). The technical assessments used to inform this appraisal of the proposals are submitted in full alongside this planning application.

- 13.19 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 South 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 labour.

Other Environmental and Technical Considerations

- 13.20 Section 11 of the SPS summarises the other environmental and technical considerations that have been addressed as part of this planning application.
- 13.21 This section has demonstrated the acceptability of the proposals in terms of energy, ground conditions, and flood risk and drainage.

Planning Benefits

- 13.22 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 include:
- 13.23 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.

Conclusion

- 13.24 Overall, the proposals comprise a high-quality residential development that will deliver family dwellings in a sustainable location within South Manchester. The proposed mitigation strategy for playing field land at Alexandra Park has been carefully developed through pre-application discussions with MCC and relevant consultees and has been demonstrated to accord with the relevant local and national planning policy because the proposal replace the application site with better football and cricket provision at Alexandra Park and South West Manchester Cricket Club, respectively. A financial contribution for the proposed playing field mitigation strategy will be secured through a Section 106 Agreement.
- 13.25 As discussed in detail within this Supporting Planning Statement, GMYF has been operating in an extremely challenging environment owing to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. The selection of Anwyl Homes, a reputable housebuilder with a track record of delivering quality housing, as the preferred developer for the site will enable the monies from the sale of the land to be reinvested in

several critical areas of the charity, such as capital projects, safeguarding, activities and trips, governance and a new team of youth workers, to ensure that the 125 year old charity is able to support its affiliated clubs, volunteers and young people across Greater Manchester for many years to come.

APPENDIX 1

Drawing Schedule

Plan	Reference	Author
Affordable Housing Layout	AF01 Rev C	APD
Boundary Treatment Plan	BT01 Rev D	APD
Demolition Plan	DP01 Rev A	APD
Existing Site Layout	ES01 Rev A	APD
EV Charging Point Layout	EV01 Rev C	APD
Hard Surfacing Layout	HS01 Rev C	APD
Housetype Pack	HT01	APD
Location Plan	LP01 Rev C	APD
Materials Layout	ML01 Rev C	APD
Colour Planning Layout	PL01 Rev F	APD
Illustrative Sections	SE01 Rev B	APD
Illustrative Street Scenes	SS01	APD
Key Plan – Illustrative Streetscenes	KP01	APD
Waste Management Plan	WM01 Rev C	APD
Land Use Plan	LU01 Rev B	APD
Soft Landscape Drawing (1 of 3)	14807_P05(1) Rev A	Tyler Grange
Soft Landscape Drawing (2 of 3)	14807_P05(2) Rev B	Tyler Grange
Soft Landscape Drawing (3 of 3)	14807_P05(3)	Tyler Grange
Drainage Appraisal	10-01 Rev P6	RSK

APPENDIX 2

Site Location Plan

Disclaimer:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

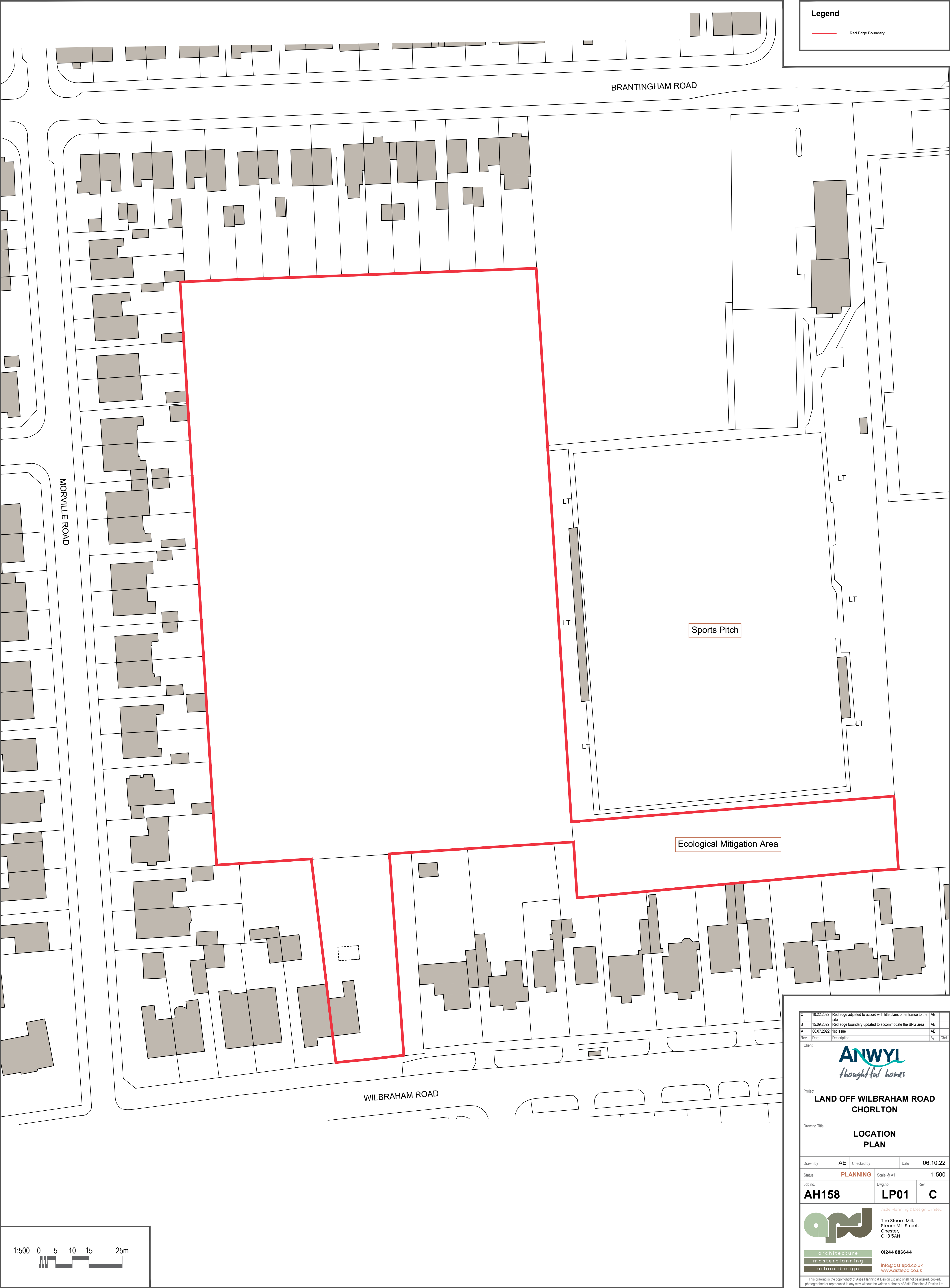
LAND OFF WILBRAHAM ROAD, CHORLTON

LOCATION PLAN



Legend

Red Edge Boundary



C	10.22.2022	Red edge adjusted to accord with title plans on entrance to the site	AE
B	15.09.2022	Red edge boundary updated to accommodate the BNG area	AE
A	06.07.2022	1st Issue	AE
Rev.	Date	Description	By
Client			
			
Project			
LAND OFF WILBRAHAM ROAD CHORLTON			
Drawing Title			
LOCATION PLAN			
Drawn by	AE	Checked by	Date 06.10.22
Status	PLANNING	Scale @ A1	1:500
Job no.	AH158	Dwg.no.	LP01
		Rev.	C
Astle Planning & Design Limited			
			
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APPENDIX 3

Proposed Site Plan

LAND OFF WILBRAHAM ROAD, CHORLTON

PLANNING LAYOUT



Disclaimer:
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SCHEDULE OF ACCOMMODATION

Name	Bed	Storey	Unit No's	Unit ft ²	ft ² Total
Private Housing @ 80% (52)					
Type D5	4 Bed semi	2.5	10	1554	15540
Type D4	4 Bed det	2.5	8	1522	12176
Type D3	4 Bed semi	2.5	4	1358	5432
Type D3	4 Bed det	2.5	5	1358	6790
Type D2	4 Bed semi	2	5	1330	6650
Type D1	4 Bed semi	2.5	4	1177	4708
Type C3	3 Bed semi	2	16	1100	17600
Affordable Housing @ 20% (13)					
Type C2	3 Bed	2	1	1022	1022
Type C1	3 Bed	2	8	1003	8024
Type B1	2 Bed	2	4	911	3644
Grand Total:	65 Units			81586 ft ²	

Gross Site Area: 2.01 ha 4.96 ac

Site Statistics:		
SSR + Access	0.10 ha	0.24 ac
POS	0.12 ha	0.29 ac
Existing House	0.04 ha	0.11 ac

Nett Site Area: 1.75 ha 4.32 ac

Gross Density:	32.41 Un/ha	13.12 Un/ac
Nett Density:	37.16 Un/ha	15.04 Un/ac

Gross Footage:	3779.40 m ² /ha	16463.07 Un/ac
Nett Footage:	4332.99 m ² /ha	18875 ft ² /ac

*Note - All Areas Approx.
Abbreviations
Ac = Acres | ha = Hectares | ft² = Square Feet | m² = square | Un = units Metres
| SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Integral | Sgl = Single | DBL = Double

Proposed Layout Key

- Red Edge Boundary extracted from Site Disposal Brief - Gross Site Area - 4.9558 acres / 2.0058ha
- Plot Number
- Denotes Existing Buildings
- Existing trees to be retained
- Existing trees & hedges to be removed
- Proposed Electric Sub-Station
- Denotes Affordable Housing refer to Affordable Housing layout for tenure
- Bin collection point
- Cycle storage. Details to be confirmed

References
Highways - Focus Transport Planning dwg no. Figure TA10, dated 08.07.22, Revision B
Tree Survey - Tree Survey & Tree Removal Plan 14807_P01 produced by Tyler Grange
OS Plan - Licence no. 100022432
Topographical Survey - extracted from dwg no. 322-205, produced by JLP Surveying
Red Edge Boundary - extracted from dwg no. EBA01 Rev B

General Notes
This drawing needs to be read in conjunction with the following plans:
• Planning layout
• Landscaping Layout

1:500 0 5 10 15 25m

Rev	Date	Description	By	Chk
F	22.11.2022	Site access updated to latest proposals	AE	
E	22.11.2022	Landscaping proposals added to layout	AE	
D	21.22.2022	Footpaths for the C1 & C3 house types updated to accord with the house type template	AE	
C	10.11.2022	Red edge adjusted to accord with title plans on entrance to the site	AE	
B	04.11.2022	Thick red edge positioned on outer edge of boundary so the landscaping strip of land can be seen upon the site entrance	AE	
A	13.10.2022	1st Issue	CB	

Client: **ANWYL**
thoughtful homes

Project: **LAND OFF WILBRAHAM ROAD CHORLTON**

Drawing Title: **PLANNING LAYOUT**

Drawn by	AE	Checked by		Date	06.10.22
Status	PLANNING		Scale @ A1	1:500	

Job no.	AH158		Dwg no.	PL01	
Rev.				F	

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APPENDIX 4

Landscape Plans

Trees - Native (or cultivars of native species)							
Number	Abbrev	Species	Common Name	Girth	Height	Pat Size / Specification	
4	No.	<i>Ara</i>	<i>Araucaria/ Araucaria</i>	Field Maple /Araucaria	6-8cm	250-300cm	-
1	ALRS	<i>Araucaria laevis</i>	Field Maple /Araucaria laevis	12-14cm	250-425cm	-	Light Standard, clear stem min. 200cm; BR
7	BpLS	<i>Betula pendula</i>	Silver Birch	6-8cm	250-300cm	-	Light Standard, clear stem 150-170cm; BR
3	BpC	<i>Betula pendula</i>	Festigade Silver Birch	10-12cm	300-350cm	-	Selected Standard, 2c, clear stem min. 200cm; 4 bks, BR
2	BpD	<i>Betula pendula</i>	Silver Birch	8-10cm	250-300cm	-	Standard, clear stem 175-200cm; BR
1	BpSS	<i>Betula pendula</i>	Silver Birch	10-12cm	300-300cm	-	Selected Standard, 2c, clear stem min. 200cm; 4 bks; BR
2	BpT	<i>Betula pendula</i>	Weeping Birch /Tilia	12-14cm	250-425cm	-	Heavy Standard, clear stem min. 200cm; BR
3	ChFF	<i>Carpinus betulus</i>	Hornbeam /Frax Fraxinifolia	6-8cm	250-300cm	-	Light Standard, clear stem 150-170cm; BR
3	ChFF	<i>Carpinus betulus</i>	Hornbeam /Frax Fraxinifolia	10-12cm	300-360cm	-	Selected Standard, clear stem min. 200cm; BR
2	PaD	<i>Fagus sylvatica</i>	Festigade Beech	8-10cm	250-300cm	4L	Standard, clear stem 175-200cm; BR
5	MaLS	<i>Malus sylvestris</i>	Crab Apple	6-8cm	250-300cm	-	Light Standard, clear stem 150-175cm; BR
1	MaSS	<i>Malus sylvestris</i>	Crab Apple	10-12cm	300-300cm	-	Selected Standard, clear stem min. 200cm; BR
2	PaA	<i>Prunus padus</i>	Bird Cherry /Alberti	12-14cm	350-425cm	30L	Heavy Standard, clear stem min. 200cm
6	SalS	<i>Salix caprea</i>	Willow	6-8cm	250-300cm	-	Light Standard, clear stem 150-175cm; BR
1	SalS	<i>Salix caprea</i>	Willow	8-10cm	250-300cm	-	Standard, clear stem 175-200cm; BR
2	SalS	<i>Salix caprea</i>	Cut Leaved Willow	10-12cm	300-350cm	-	Selected Standard, clear stem min. 200cm; BR
2	SalS	<i>Salix caprea</i>	Shrubby /Weeping Seedling	10-12cm	300-350cm	-	Standard, clear stem min. 200cm; BR
7	TcH	<i>Tilia cordata</i>	Small-Leaved Lime	10-12cm	350-425cm	-	Heavy Standard, clear stem min. 200cm; BR
3	TcW	<i>Tilia cordata</i>	Small-Leaved Lime /Winter Orange	6-8cm	250-300cm	-	Light Standard, clear stem 150-175cm; BR

Anxiety Plant Mix H (Shrub garden)										
Area	HT	HD	HA	HB	Total	Species	Height	Fl. size	Specification	
HT	2.9m	2.9m	-	-	2.9m	2.9m	10 Mts.	Bergenia 'Overlure' (Bristol)	-	3-5, Full Pet
2.9m	-	3.1m	3.1m	-	3.1m	3.1m	9 Mts.	Calluna vulgaris 'Ruehyeth'	-	2, year old plant
3.5m	3.5m	-	-	-	3.5m	3.5m	20 Mts.	Carex canescens 'Amorcan Mist'	-	1-3, Full Pet
1.9m	3.9m	3.9m	-	-	3.9m	3.9m	3 Mts.	Carex lasiocarpa 'Plumbea F'	-	2L
3.5m	-	3.5m	3.5m	-	3.5m	3.5m	9 Mts.	Erica carnea 'Lilac Whitebell'	-	2, year old plant
3.5m	1.9m	1.9m	1.9m	-	1.9m	1.9m	9 Mts.	Erica carnea 'Purple Beauty'	-	2, year old plant
3.9m	3.9m	-	-	-	3.9m	3.9m	10 Mts.	Ulex minor 'Angusticarpus'	20-30cm	2-5, Several shrubs, 3 beds

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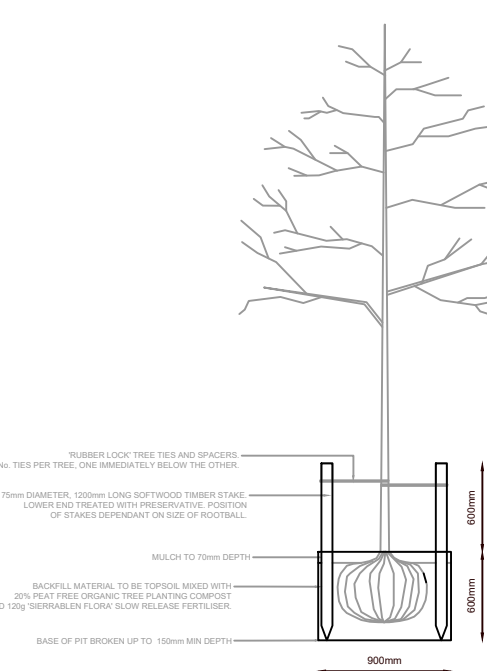
	2. No.	3. No.	Verbena hastata L. (var. 'White Speed')




Example of a *raceme*

WEEDING AND LITTER CLEARANCE

- Planted areas to be maintained weed and litter free during maintenance and management period.



Drawing title

Drawing number Revision
14807_P05(3)



Phormium 'Maori Queen' *Magnolia* 'Satisfaction' *Callicarpa* 'Profusion' *Prunus padus* 'Libertii' blossom



Cotoneaster franchetti hedge *Lonicera nitida* 'Elegant' hedge *Carpinus betulus* hedge (winter)

APPENDIX 5

Waste Proforma

Appendix E Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: *N/A.*

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	<i>240L</i>
Pulpable Recycling	140 / 240	1 x wheeled bin	<i>140L.</i>
Mixed Recycling	140 / 240	1 x wheeled bin	<i>140L</i>
Garden Waste	140 / 240	1 x wheeled bin	<i>240L</i>
Food Waste	23	1 x 23 litre caddy	<i>23L.</i>

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	<i>N/A.</i>

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -	N/A.
Pulpable Recycling -	
Mixed Recycling -	
Food Waste -	
Industrial Waste -	

Has / will a contract be obtained with a licenced waste carrier?	☐
--	--------------------------

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐
---	--------------------------

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

N/A.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

REFER TO WASTE MANAGEMENT PLAN DWG No. WMO1 REVISION 'B'.

Ensure all bins in the store are accessible	☒
Ensure recycling facilities are as easy to access as general refuse	☒

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - N/A.

Hygiene - N/A.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

RESIDENT.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

APPENDIX 6

Policy Appendix

Policy	Policy Summary	Policy Compliant
Manchester Core Strategy		
Policy SP 1 'Spatial Principles'	Policy SP 1 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	Yes. The proposed development has had due regard to the character of South Manchester, within which the site is located. The proposed development will make a positive contribution towards the cited core development principles, particularly through its high-quality design, landscaping, ecological mitigation, energy efficiency measures and its accessible location, as detailed further within the Supporting Planning Statement, Design and Access Statement and accompanying technical assessments.
Policy H 1 'Overall Housing Provision'	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. South Manchester is expected to accommodate approximately 3,240 (net) dwellings over the Plan period.	Yes. The proposals will contribute to Manchester's supply of family housing. The proposed development will provide 65no. dwellings, including a policy compliant level of affordable housing (13no. dwellings). The development proposes a mix of house types, including semi-detached and detached homes with a range of 2, 3 and 4 bedrooms,

Policy	Policy Summary	Policy Compliant
		thus, providing a good choice and mix of housing for families in a sustainable location with good access to jobs, services and facilities.
Policy H 6 'South Manchester'	South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.	Yes. The proposals will contribute to Manchester's supply of family housing. The proposed development will provide 65no. dwellings, including a policy compliant level of affordable housing (13no. dwellings). The development proposes a mix of house types, including semi-detached and detached homes with a range of 2, 3 and 4 bedrooms, thus, providing a good choice and mix of housing for families in a sustainable location with good access to jobs, services and facilities.
Policy H 8 'Affordable Housing'	New development will contribute to the City-wide 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.	Yes. The proposed development comprises 65 new homes, of which 13 (20%) will be affordable. Of the 13 affordable units, 53.8% will be social or affordable rented and 46.2% will be intermediate housing. An Affordable Housing Statement, which sets out how the proposals will contribute to the housing mix in the City, is included within the Supporting Planning Statement.

Policy	Policy Summary	Policy Compliant
Policy EN 10 'Safeguarding Open Space, Sport and Recreation Facilities'	Proposals on existing open spaces and sport and recreation facilities will only be permitted where: • Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or • The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or • The development will be ancillary to the open space, sport or recreation facility and complement the use or character	Yes. Section 9 of the Supporting Planning Statement provides a detailed assessment of the proposals against the requirements of Policy EN10. Overall, the proposed mitigation strategy for playing field land at Alexandra Park accords with Policy EN10 of the Core Strategy, Paragraph 99 of the Framework and Exception 4 of Sport England's policy because the loss resulting from the application site, which is currently privately owned land with no public access, will be replaced by better football and cricket provision at Alexandra Park (20-25 minutes walking distance) and South West Manchester Cricket Club (10 minutes walking distance).
Policy T1 'Sustainable Transport'	To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: • Developing alternatives to the car • Relieving traffic congestion and improving access to jobs	Yes. The Transport Assessment prepared by Focus states that the site represents a suitable location for residential development, being located within an existing mature residential area, within a practical walking distance of good frequency public transport services and a range of everyday local shops/services & facilities, and close to high

Policy	Policy Summary	Policy Compliant
	• Improve access to transport services • Improve pedestrian routes • Improve the cycle network • Contribute to improvements to the public transport network • Facilitate modes of transport that reduce carbon emissions • Would reduce the negative impacts of road traffic • Take account of the needs of road users according to a broad hierarchy consisting of, in order of priority: 1. Pedestrians and disabled people 2. Cyclists, public transport 3. Commercial access 4. General off peak traffic 5. General peak time traffic	quality cycle infrastructure. The Transport Assessment is submitted alongside this planning application.
Policy T 2 'Accessible areas of opportunity and need'	The Council will actively manage the pattern of development to ensure that new development: • Is located to ensure good access to the City's main economic drivers • Is easily accessible by walking, cycling and public transport • Outside the City Centre, all new development should provide appropriate car parking facilities, the need for disabled and cycling parking, taking account of the parking guidance.	Yes. The Transport Assessment prepared by Focus states that the site represents a suitable location for residential development, being located within an existing mature residential area, within a practical walking distance of good frequency public transport services and a range of everyday local shops/services & facilities, and close to high quality cycle infrastructure. Furthermore, it is concluded that there are no clear or substantive prevailing road safety

Policy	Policy Summary	Policy Compliant
	- o The car parking standards are maximums and the cycle and disabled car parking standards are minimums. However the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate. • Includes proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.	issues that would call into question the proposed development of the site for residential use or require direct additional highway safety mitigation measures funded by the development proposals. The Transport Assessment is submitted alongside this planning application.
Policy EN 1 'Design Principles and Strategic Character Areas'	All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.	Yes. The proposed development will be well-designed, have regard to local character and context, employ a high-quality material palette, and incorporate measures to aid energy efficiency, as detailed within the Supporting Planning Statement, in the Design and Access Statement and on the accompanying drawings.

Policy	Policy Summary	Policy Compliant
Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development'	The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions: • All development must follow the principle of the Energy Hierarchy • Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. • Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. • Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. • The use of building materials with low embodied carbon in new development and refurbishment schemes.	Yes. An Environmental Standards Statement has been prepared by Watt Energy and is submitted alongside this planning application. The Environmental Standards Statement details how the development will incorporate sustainable design and resource efficiency in line with the Energy Hierarchy, so as to meet the policy requirements and Council targets whilst reducing its overall environmental impact.

Policy	Policy Summary	Policy Compliant
Policy EN 6 'Target Framework for CO ₂ reductions from low or zero carbon energy supplies'	Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the CO ₂ emissions reduction targets, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO ₂ emissions for all phases of the development.	Yes. An Environmental Standards Statement has been prepared by Watt Energy and is submitted alongside this planning application. In order to achieve the Sustainability Targets the following Energy Efficient design measures are achieved in the new development: • High levels of insulation throughout with minimal thermal bridges. • Passive solar gains and internal heat sources. • Excellent level of airtightness. • Good indoor air quality by openable windows. • 100% low energy lighting throughout. • Efficient ASHP and associated cylinders to each dwelling • 100% operational energy supplied by a renewable energy provider i.e., no gas boilers.
Policy EN 8 'Adaptation to Climate Change'	All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.	Yes. An Environmental Standards Statement has been prepared by Watt Energy and is submitted alongside this planning application, which assesses the site against

Policy	Policy Summary	Policy Compliant
		the relevant climate change and sustainability policies and targets. As described in the Design and Access Statement prepared by APD, the proposals include measures to ensure a sustainable low carbon development is achieved to mitigate against climate change.
Policy EN 9 'Green Infrastructure'	New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.	Yes. The proposed development includes a high-quality landscaping scheme, which will contribute to the character of the area, street scene and planting by providing well considered spaces which frame views, provide seasonal colour and interest, act as gateway markers and focal points and create useable and simple spaces which are low maintenance. A total number of 87no trees will be planted as part of the proposals. Furthermore, a replacement playing pitch will be provided at Alexandra Park was to provide replacement provision for the loss of playing field land at Harry Dalton Fields. A detailed Mitigation Proposal has been prepared by Sports Planning Consultants and is submitted alongside this planning application.
Policy EN 14 'Flood Risk'	In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be	Yes.

Policy	Policy Summary	Policy Compliant
	required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.	A Flood Risk Assessment and Drainage Strategy has been prepared by RSK. The proposed site lies in an area designated by the Environment Agency as Flood Zone 1 and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year. It is intended that surface water runoff from the proposed residential development will outfall from the site via the existing combined sewer to the south as agreed with UU. The proposed strategy will utilise attenuation in the form of a series of oversized storage pipes (1200mm diameter) running under most of the site's road network providing approximately 366m³ of storage. This is supported by a 14m³ geo-cellular crate storage unit at the end one of a side run. The design rainfall event for this assessment has been taken as the 1 in 100-year event (+40% climate change) with the intention of retaining surface water runoff generated from the site within the proposed on site network.
Policy EN 15 'Biodiversity and Geological Conservation'	Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.	Yes. Land to the south-east of the proposed housing area (referred to as 'St Margaret's land') will be enhanced as part of the proposals to deliver grassland habitat. The delivery of grassland habitat on the St

Policy	Policy Summary	Policy Compliant
	Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.	Margaret's land, in addition to the landscaping proposed within the development site, will result in the achievement of a net biodiversity gain of 8.32% on the site.
Policy EN 16 'Air Quality'	The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.	Yes. An Air Quality Assessment has been prepared by Redmore Environmental in order to determine baseline conditions and assess potential air quality effects as a result of the proposals. The assessment concludes that air quality factors are not considered a constraint to planning consent for the development.
Policy EN 17 'Water Quality'	With reference to the Manchester-Salford-Trafford SFRA and other relevant documents: • Development should avoid any adverse impact on water quality,	Yes. A Flood Risk Assessment and Drainage Strategy has been prepared by RSK.

Policy	Policy Summary	Policy Compliant
	including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological; • Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses; • Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site; • Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse	The proposed site lies in an area designated by the Environment Agency as Flood Zone 1 and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year. It is intended that surface water runoff from the proposed residential development will outfall from the site via the existing combined sewer to the south as agreed with UU. The proposed strategy will utilise attenuation in the form of a series of oversized storage pipes (1200mm diameter) running under most of the site's road network providing approximately 366m³ of storage. This is supported by a 14m³ geo-cellular crate storage unit at the end one of a side run. The design rainfall event for this assessment has been taken as the 1 in 100-year event (+40% climate change) with the intention of retaining surface water runoff generated from the site within the proposed on site network. The submitted Construction Environmental Management Plan also includes details of how surface water run-off will be dealt with during construction.
Policy EN 18 'Contaminated Land and Ground Stability'	The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of	Yes. E3P has prepared Phase I and Phase II Geoenvironmental Site Assessments. Both

Policy	Policy Summary	Policy Compliant
	contaminated land must be accompanied by a health risk assessment.	assessments are submitted alongside this planning application. The Phase I Geoenvironmental Site Assessment comprises a desk-based assessment that determines potential contaminated land liabilities and geotechnical constraints as part of the proposed development of the site. The Phase I Assessment recommended intrusive ground investigation to confirm the conceptual site model. A summary of the reports is provided in the Supporting Planning Statement.
Policy EN 19 'Waste'	The Council will - Require all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal) - Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site	Yes. A Waste Management Strategy has been prepared as part of the Design and Access Statement by APD. A Waste Proforma has also been prepared and submitted alongside this planning application.
Policy PA 1 'Developer Contributions'	Where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance.	Yes. The Draft Section 106 Heads of Terms are contained within Section 12 of the Supporting Planning Statement. The Section 106 Heads of Terms will be discussed with

Policy	Policy Summary	Policy Compliant
	Through such obligations, the Council may seek contributions for the following with priority assessed on a site by site basis: • Affordable housing • Education • Health and wellbeing facilities • Community facilities • Provision of Green Infrastructure including open space • Public realm improvements • Protection or enhancement of cultural heritage • Protection or enhancement of environmental value • Safety and security improvements • Training and employment initiatives • Highway improvements, traffic management, sustainable transport and disabled people's access • Climate change mitigation / adaptation	the Council following the submission of the planning application.
Policy DM 1 'Development Management'	All development should have regard to the following specific issues: • Siting, layout, scale, form, massing, materials and detail • The character of the surrounding area • Effects on amenity • Accessibility • Community safety and crime prevention. • Design for health.	Yes. The proposals have had regard to the specific issues listed in Policy DM 1. The Supporting Planning Statement provides a summary of the technical assessments undertaken in relation to the site and the design development that has influenced the proposed development, which address the issues identified in Policy DM 1.

Policy	Policy Summary	Policy Compliant
	• Adequacy of internal accommodation and external amenity space. • Refuse storage and collection • Vehicular access and car parking • Biodiversity, landscape, archaeological or built heritage • Green Infrastructure • Peat-based products in landscaping/gardens • Flood risk and drainage • Existing or proposed hazardous installations • Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques	
The 'saved' policies of the Manchester Unitary Development Plan		
Policy DC7.1 'New Housing Development'	The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.	Yes. The Design and Access Statement prepared by APD demonstrates that the properties will be accessible for all and the development will maintain a well-informed, safe, and attractive neighbourhood, which promotes the wellbeing of its residents and visitors.
Policy DC26.2 'Development and Noise'	New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be	Yes. A Noise Impact Assessment has been prepared by E3P which states with mitigation

Policy	Policy Summary	Policy Compliant
	permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.	measures in place, this assessment has shown that no adverse impact is predicted day or night at the receptors due to road traffic and sports pitch sound.
Policy DC6.1 'Housing on "Backland" Sites'	The Council will not normally grant consent for residential development on "backland" sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.	Yes. An assessment of the proposed development against Policy DC6 at Section 9 of the Supporting Planning Statement.
Policy DC6.2 'Housing on "Backland" Sites'	Development will not be permitted unless: a) there is no loss of privacy to adjoining dwellings and associated rear gardens; b) access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings; c) the scale and design of the development is compatible with the character of buildings in the surrounding area; d) there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant	Yes. An assessment of the proposed development against Policy DC6 at Section 9 of the Supporting Planning Statement.

Policy	Policy Summary	Policy Compliant
	appearance affecting either the existing or the proposed dwellings; e) the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats; f) the proposed and existing dwellings retain adequate levels of private amenity space; and g) in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area.	

APPENDIX 7

Alexandra Park Plan

APPENDIX 5 - INDICATIVE LAYOUT



APPENDIX 8

Letter from Moss Side FC

23/11/2022

Moss Side Football Club

Moss Side

Manchester

To Whom it may concern

Re: Refurbishment and improvement of football offer at Alexandra Park

Moss Side FC have a long history in the local area and we have long sort a facility we can call home. With the proposed improvements to the park site it will not only allow our adult team to train and regularly play league football but allow us to expand the junior offer too.

We fully support the proposals in place and look forward to building a community partnership with the park going forward.

Should you have any further questions, please feel free to contact me via the e-mail below.

Thanks

A handwritten signature in black ink that reads "M.H. McKenzie". The signature is written in a cursive, flowing style.

Mike McKenzie

Manager, Moss Side FC

Mike@tuf-c.co.uk

APPENDIX 9

Letter from South West Manchester Cricket Club

South West Manchester Cricket Club

Ellesmere Rd, Manchester

M21 0SG

24th Nov 2022

To Whom it may concern

Re: Reprovision of cricket wicket

South Manchester Cricket club is a growing club and the provision of a Non Turf Cricket wicket will help us enormously to accommodate play and training next season.

The demand for cricket at our club and neighbouring clubs in central and south Manchester is exceeding capacity so this wicket will help meet this demand

Should you wish to validate this statement please feel free to contact me via the details below

Regards



Phil Marshall

SW Mcr CC Secretary

philmarshall482@btinternet.com

07779 116165