



Supporting Planning Statement

Yew Tree Care Home, Northern Moor

July 2022

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Appendix II Site Location Plan

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For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Supporting Planning Statement ('SPS') has been prepared by Avison Young on behalf of Liberty Care Developments Limited ("the Applicant"). It relates to a full planning application submitted to Manchester City Council ("MCC") which seeks consent for a new care home (Use Class C2) at land at Yew Tree Care Home, Yew Tree Lane, Northern Moor, M23 0EA ("the site").

1.2 The formal description of development, as set out on the application forms, is as follows:

"Full planning application for the demolition of existing buildings and structures and the construction of a new care home facility including basement, access, landscaping and associated infrastructure."

1.3 The purpose of this SPS is to provide a description of the application site as well as the proposed development. It then assesses the proposed development against relevant policies in the Development Plan to order to identify areas of conformity and any conflict. Where necessary, consideration is also given to any material considerations relevant to the determination of the application and a balancing exercise performed to reach an overall judgement.

1.4 As part of this balancing exercise, this SPS will bring together the findings of a comprehensive suite of supporting technical reports. The scope of supporting information, which accompanies this application, has been agreed with MCC through pre-application discussions and where relevant, technical reports have been prepared in line with an agreed methodology. These supporting documents are listed at **Appendix I** and this SPS should therefore be read alongside the supporting plans and technical documents.

1.5 The following chapters of this SPS provide details of the application site and the proposed development; as well as a summary of the key planning considerations. This is structured as follows:

- **Chapter 2:** Site Location and Description – This chapter provides a description of the application site;
- **Chapter 3:** The Proposed Development – This chapter provides an overview of the rationale for the application and a description of what planning permission is being sought for;
- **Chapter 4:** Planning Policy Context – This chapter provides a summary of key legislative requirements and national and local planning policies to be considered during the determination of the planning application.

1.6 The subsequent chapters then assess the proposed development against the Development Plan in order to identify areas of conflict and conformity, as well as highlight any other material considerations of relevance to the determination of the planning application:

- **Chapter 5:** Assessment of the Principle of Development – This chapter examines the appropriateness of the proposed office development in this location;
- **Chapter 6:** Assessment of Technical Compliance - This chapter assesses the application proposals against other policies of the Development Plan; and

1.7 Following this thorough assessment, a planning balance exercise is undertaken to determine the appropriateness or otherwise of granting planning permission. The final chapters of this SPS are therefore structured as follows:

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- **Chapter 7:** Summary and Conclusions – This chapter provides a summary of each of the above chapters and reaches the firm conclusion that it is appropriate for planning permission for the proposed development to be granted.

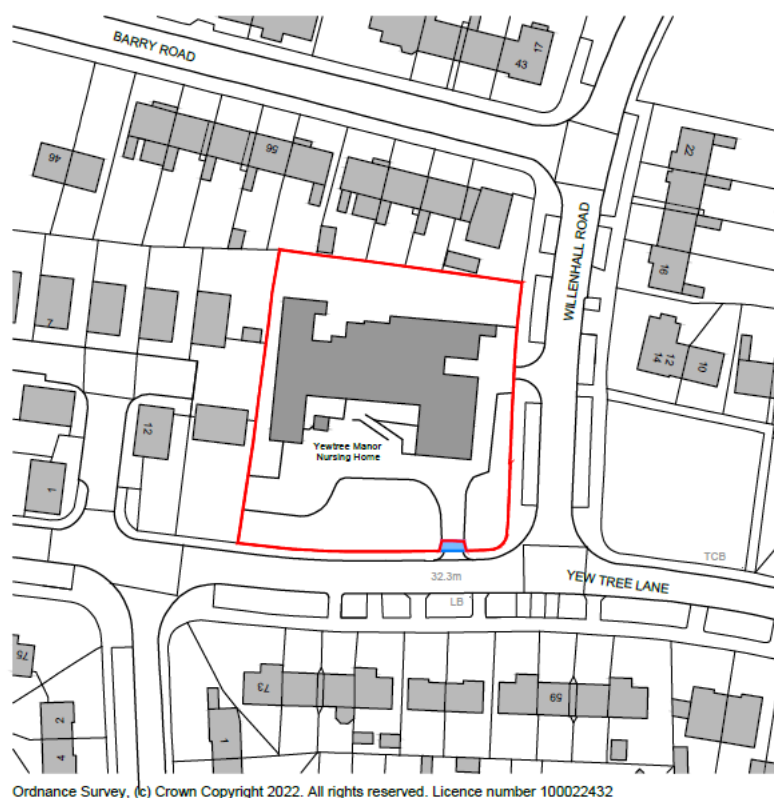
2. Site Location and Description

- 2.1 This Chapter describes the site's location, characteristics and wider context. It also identifies any planning history for the site and immediate area.

Site Location and Characteristics

- 2.2 The Site Location Plan at **Appendix II**, and extracted below as **Figure I**, illustrates the site location and extent of the application site edged red. The site extends to approximately 0.27ha in size as a whole and is located within the administrative boundary of Manchester City Council ("MCC"). Specifically, the site is directly north of Yew Tree Lane and directly west of Willenhall Road.

Figure 1- Planning Application Boundary



- 2.3 The site currently comprises of Yew Tree (Beech House) Nursing and Residential Care Home (Use Class C2), a substantial 2-storey property with associated car parking and landscaping. There are several mature trees located along the southern boundary of the site. The current care home can accommodate up to 43 residents. Vehicular and pedestrian access is derived from Yew Tree Lane.
- 2.4 Existing residents of Yew Tree Nursing Home will be rehoused into nearby nursing homes of an equal or higher quality than their existing home. There will be a 3-month period to give ample opportunity for alternative homes to be found for residents. The current home owner will help families find relocations for private residents and confirmation has been received that a refurbished home is opening nearby which will aid in the relocation.
- 2.5 The site is located within a predominantly residential area and is bound directly to the north and west by two-storey houses and to the south by Yew Tree Lane and further residential properties.

Site Accessibility

- 2.6 Approximately 900m to the east of the site lies Northenden town centre and approximately 2km to the south-west lies Wythenshawe town centre. Wythenshawe Park and Gardens lie 500m to the south and Kenworthy Woods lies 400m north of the site.
- 2.7 The site is located in a highly sustainable location, approximately 450m east of Northern Moor Local Centre. A range of services and facilities are available at the local centre including a pharmacy, a convenience store, a post office, a hairdressers and multiple cafes and takeaways. Additionally, there is a Social Club located just 130m west of the site on Yew Tree Lane. Further services and facilities are available in Northenden town centre, including two supermarkets, and several cafes and restaurants.
- 2.8 The site is also well-served by public transport, with the closest bus stops (Yew Tree Lane) being located 220m (northbound) and 280m (southbound) east. These bus stops provide regular services to Manchester City Centre, Wythenshawe Town Centre, and Manchester Airport. Northern Moor Tram Stop is located approximately 1.2km west of the site, which provides services between Manchester Airport and Manchester City Centre.
- 2.9 Overall, the site represents a highly sustainable and accessible location within walking distance of a range of services and facilities and easily accessible from existing public transport infrastructure.

Planning History

- 2.10 A desk-based planning history search for the application site and immediate vicinity has been undertaken utilising the public access system on the MCC website. The planning history for the site itself is tabulated below.

Reference	Description	Outcome
021537	Conversion of former Health Centre into a Rest Home	Approved- 23/05/84
030512	Two storey extension to existing home to form additional bedrooms, toilets, bathrooms and lift	Approved- 12/02/88
035588	Two storey extension to residential home to form nursing unit for 18 residents	Refused- 10/05/90
039016	2 storey extension to nursing home	Approved- 24/10/91

- 2.11 In summary, the site itself has been subject to several planning applications resulting in external amendments and extension to the care home on site. None of these applications will impact the current proposal.

3. The Proposed Development

- 3.1 This Chapter details the development for which planning permission is sought and sets out a description of development. The application proposals are fully described in the submitted Design and Access Statement (DAS) prepared by CSquared Architects which should be read in conjunction with this SPS.

Description of Development

- 3.2 The application seeks planning permission for the following development:

"Full planning application for the demolition of existing buildings and structures and the construction of a new care home facility including basement, access, landscaping and associated infrastructure."

The Applicant

- 3.3 The applicant specialises in delivering high quality care development opportunities. Their specialist market knowledge and local insight combine to offer their partner operators unique opportunities across the North West and Midlands. A subsidiary of Liberty Properties, they have over 30 years of development trading and over 20 years of experience of development in the care and retirement sector.
- 3.4 The care home operator has not yet been determined. Liberty will select an operator with a proven track record and strong reputation in the industry of achieving operational and regulatory compliance and most importantly, delivering high quality care for residents in their homes.

Use and Amount

- 3.5 The proposed care home development (Use Class C2) comprises a single building incorporating 59-bedrooms across 2.5 floors plus basement. The care home will provide 24-hour specialist dementia, nursing and residential care for those who have reached a stage where they are no longer able to safely live in their own home.
- 3.6 Each resident will have their own en-suite bedroom, designed to support the specific needs associated with their care. There will also be communal facilities which are for use by all residents including a lounge and a dining room on each floor, a hair and beauty salon, and an activity room. The building also incorporates a laundry room, staff room, male and female changing rooms, assisted bathrooms, drugstores, a kitchen, and a balcony.
- 3.7 The gross internal area of the proposed building is 3,048 square meters and building footprint is 1,001 square meters.

Layout

- 3.8 The Proposed Site Plan attached at **Appendix III** shows the configuration of the proposed development.
- 3.9 The proposed building has been designed to maximise the efficiency of the site whilst meeting the operational needs of the care home which will operate 24 hours a day throughout the year.
- 3.10 The building's main entrance is located on its southern side, adjacent to the site entrance off Yewtree Lane. The form of the building defines the entrance reducing the need for wayfinding signage. The administration office, reception, seating area, and several bedrooms overlook the main entrance and

car park. This means that the building will provide an active frontage to the building, and the car park will benefit from natural surveillance.

- 3.11 The position of the proposed building within the site maximises the separation from neighbouring properties and provides generous resident gardens which will be secure and reserved for residents, staff, and visitors use. The design also provides pockets of greenery around the ground floor bedrooms and day rooms.

Appearance

- 3.12 The building's external appearance has been designed to respond positively to the style of neighbouring buildings. Well-proportioned windows ensure residents bedrooms benefit from significant amounts of natural light. A mixture of ridge and eaves levels have been used to ensure the scale of the building fits well within the existing streetscape.
- 3.13 The care home has been designed with a limited palette of materials, to reflect the traditional materials used on neighbouring buildings. In addition, the neighbouring buildings have been chosen with a mind to future maintenance and cleaning, with inert materials given precedence. The main elements of the building are comprised of redbrick with a grey tiled roof. The sense of the human scale is further reinforced through the use of recessed brick panels and exposed rafters.
- 3.14 Full details of the appearance of the proposed dwellings are contained within the accompanying Design and Access Statement.

Landscaping

- 3.15 Landscaping forms an integral part of the proposed development and will help to assimilate it into its surroundings. The landscaping proposals for the site are detailed within the Landscape Strategy and associated landscaping plans submitted as part of this application. The landscape design of the development aims to:
1. Integrate the development within surrounding area;
 2. Enhance the ecological diversity on site by using native and wildlife beneficial trees and shrubs;
 3. Provide opportunities for all occupants to access outdoor areas through the provision of communal amenity space;
 4. Create an attractive, high quality, safe and stimulating garden environment for the residents to use throughout the seasons. This will be achieved by creating routes and activity areas, which will be surfaced with suitable durable materials; and,
 5. Incorporate landscape buffer trees along boundaries to enhance the visual amenity and streetscape.

Access and Car Parking

- 3.16 A Transport Statement and Travel Plan has been prepared by Cameron Rose Associates in support of this planning application which provides full details of the parking and access arrangements.
- 3.17 In summary, the proposed development includes 21 parking spaces including 2 motorbike spaces, 2 disabled spaces, and 2 EV charging spaces. There is a drop-off/ ambulance bay adjacent to the main entrance. The development proposals include the provision of outdoor bicycle hoops for use by visitors, and an internal cycle store at the basement level for use by staff.

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- 3.18 There is currently one access point onto the development off Yewtree Lane, this will be retained and used by both vehicles and pedestrians access the site.

4. Relevant Planning Policy

- 4.1 This chapter sets out the relevant national and local planning policy and other material considerations that the proposed development will be assessed against.

The Development Plan

- 4.2 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.
- 4.3 For the purposes of this application, the Development Plan comprises the Manchester City Council Core Strategy Development Plan Document (2012); and saved policies of the Unitary Development Plan (1995).
- 4.4 According to Manchester City Council's Interactive Planning Policy Map, the site is not designated for a specific use, however it is subject to policies EC10 and H7 (Wythenshawe).

Core Strategy Development Plan Document (DPD)

- 4.5 The Core Strategy was adopted on 11th July 2012 and it is the key document to guide development in the City over the plan period (2012-2027).
- 4.6 The key policies of the Core Strategy, relevant for this application are outlined below:
- 4.7 **Policy SP1 (Spatial Principles)**- this policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027. It states that Central Manchester will be one of the neighbourhoods which will see the majority of new residential development. New development should maximise the potential of the City's transport infrastructure. Development in all parts of the city should make positive contributions to neighbourhoods of choice, minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible. Additionally, development should improve access to jobs, services, education and open space by being located to reduce the need to travel.
- 4.8 **Policy EC10 (Wythenshawe)**- this Policy sets out the employment ambitions for Wythenshawe over the plan period, specifying Wythenshawe should provide 55ha employment land, with site specific references for expansion.
- 4.9 **Policy H1 (Overall Housing Provision)**- states that proposals for new residential development should take account of the need to contribute towards mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, including elderly people.
- 4.10 **Policy H7 (Wythenshawe)**- this Policy sets out the housing ambitions for Wythenshawe over the plan period. The Policy states Wythenshawe should accommodate around 3% of new residential development.
- 4.11 **Policy H10 (Housing for people with additional support needs)**- proposals for accommodation for people with additional support needs will be supported where:
- there is not a high concentration of similar uses in the area already;
 - where it will contribute to the vitality and viability of the neighbourhood; and,

- where there would not be a disproportionate stress in local infrastructure such as health facilities.

4.12 **Policy T1 (Sustainable Transport)**- to deliver a sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking, the Council will support proposals that, improve choice by developing alternatives to the car, improve access to transport services and facilities, improve pedestrian routes, improve the cycle network, reduce the negative impacts of road traffic, and account for the needs of road users according to the hierarchy which prioritises pedestrians, disabled people and cyclists.

4.13 **Policy T2 (Accessible Areas of Opportunity and Need)**- the Council will actively manage patterns of development to ensure that new development is located to ensure good access to the City's main economic drivers, and is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and recreational opportunities. Development should provide car parking facilities in accordance with the Council's car parking standards. Major applications should be supported by proportionate Traffic Impact Assessments and Travel Plans.

4.14 **Policy EN1 (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 have regard to the strategic character area in which it is located. Opportunities for good design to enhance the overall image of the City should be fully realised.

The Policy states that within the wider Wythenshawe Character Area the principle features to be retained in any new development is the sense of existing low rise suburban character set within a soft landscape.

4.15 **Policy EN4 (Reducing CO2 Emissions by Enabling Zero and Low Carbon Development)**- All development must follow the energy hierarchy, being designed to reduce the need for energy through sustainable design features. New development and refurbishment schemes should use building materials with low embodied carbon.

4.16 **Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies)**- Applications for development over 1,000sqm will be expected to demonstrate a 15% increase on Part L 2010 building regulations as a minimum.

4.17 **Policy EN8 (Adaption 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.

4.18 **Policy EN9 (Green Infrastructure)**- New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function.

4.19 **Policy PA1 (Developer Contributions)**- Where needs arise as a result of development, the Council will seek to secure planning obligations. The nature and scale of planning obligations sought will be related to the form of development and its potential impact upon the surrounding area.

4.20 **Policy DM1 (Development Management)**- All development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance;

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation;
- Accessibility;
- Safety and crime prevention;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effects relating to biodiversity, landscape, archaeological or built heritage;
- Green Infrastructure including open space, both public and private; and,
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques, new residential developments should meet Code Level 6 of the Code for Sustainable Homes Standards.

Extant Unitary Development Policies (UDP)

4.21 The key policies of the UDP relevant for this application are outlined below:

4.22 **Policy DC2.1 (Rest homes and Nursing Homes (Class C2))**- In determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to:

- the effect of the operation of the business on the amenity of neighbouring residents;
- the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- the effect of the proposals on visual amenity;
- the availability of adequate, safe and convenient arrangements for car parking and servicing;
- the ease of access for all, including disabled people;
- the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

4.23 **Policy DC2.a1 (Rest homes and Nursing Homes (Class C2))**- Planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities:

- to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole;

- to ensure the protection of the residential character and amenity of family housing within established communities;
- to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;
- to help local communities accommodate a range of special needs without the risk of social stress;
- to avoid stigmatising a particular neighbourhood or a particular type of accommodation;
- to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;
- to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- to avoid creating disproportionate stress on local services, such as health and education; and,
- to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

4.24 **Policy DC2.1 (Rest homes and Nursing Homes (Class C2))**- In deciding whether or not to grant planning permission for the kinds of housing accommodation described in the above proposed strategic city-wide policy the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs. The Council will only grant planning permission for special needs housing proposals where it can be demonstrated that the proposals will not have an adverse impact on the character of the street or the locality.

4.25 **Policy DC2.2 (Rest homes and Nursing Homes (Class C2))**- There will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

4.26 **Policy DC2.3 (Rest homes and Nursing homes (Class C2))**- Notwithstanding policy DC2.2, the Council will require any development in this category to:

- a. meet the Council's current approved accommodation standards for developments of this kind;
- b. provide usable external amenity space.

Other Material Considerations

4.27 There are a series of other planning policy guidance documents at the national level that are relevant to the determination of this application comprising:

- National Planning Policy Framework ('NPPF') (July 2021);
- National Planning Practice Guidance (March 2014);
- Framework for Creating Age-Friendly Homes in Greater Manchester, 2021-2024;
- Greater Manchester Strategic Housing Market Assessment (2019); and,
- Manchester City Council Green and Blue Infrastructure Strategy (2019).

4.28 A summary of these documents is provided below.

National Planning Policy Framework (NPPF) (2021)

4.29 The revised NPPF was published in July 2021. The NPPF sets out the Government's planning policies and guidance and how this can be applied. The NPPF is a material consideration in the determination of planning applications.

Achieving Sustainable Development

4.30 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

"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, of 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."

4.31 Paragraph 8 of the Framework emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 defines "sustainable development" and highlights the three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

*"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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

Delivering a Sufficient Supply of Homes

4.32 Chapter 5 of the NPPF relates to delivering a sufficient supply of homes. Paragraph 60 states "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.” Chapter 5 continues by stating the type, size and tenure of housing needed for different groups within the community should be assessed and reflected in planning policies, one of such groups identified within Paragraph 62 are older people.

Achieving well-designed places

- 4.33 Paragraph 126 of the 2021 Framework sets out that 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. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Making Effective Use of Land

- 4.34 The 2021 Framework puts significant emphasis on the reuse of previously developed land (PDL). In particular, paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.35 Paragraph 120 requires planning decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 4.36 Paragraph 121 states that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.

National Planning Practice Guidance

- 4.37 On 6th March 2014 the Department for Communities and Local Government (now Ministry of Housing, Communities and Local Government) launched the online Planning Practice Guidance (‘PPG’) as a webbased resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF.
- 4.38 The PPG contains a section relating to housing for older and disabled people. This section, which was published in 2019, emphasises there is a critical need to provide housing for older people. The PPG states *“offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems”* (001 Reference ID: 63-001-20190626). Regarding factors which decision makers should consider when assessing planning application for housing for older people, the PPG states *“where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need”* (016 Reference ID: 63-016-20190626).
- 4.39 The NPPG emphasises that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning processes. The NPPG points towards the guidance contained within the National Design Guide (2019), which illustrates how well-designed places can be achieved in practice.

Framework for Creating Age-Friendly Homes in Greater Manchester, 2021-2024

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- 4.40 A 'Framework for Creating Age-Friendly Homes in Greater Manchester' paper was produced by Greater Manchester Combined Authority to identify key priorities and actions to be delivered by the Council and other stakeholders between 2021 and 2024.
- 4.41 The Framework states it seeks to achieve a permanent cultural shift around housing in later life; recognising that people want a choice of different, affordable mainstream and specialist housing options that meet both need and aspiration and in places where they can maintain or build social connections, achieve good health and independence.
- 4.42 The framework identifies five main themes that will be underpinned by the development of a Greater Manchester Age Friendly Housing Charter. The five themes are:
- Embedding ageing in all our housing strategy and delivery;
 - Resetting the conversation, 'valuable not vulnerable';
 - Making an impact on the ground;
 - Promoting 'Improve or Move'; and,
 - Celebrating homes and neighbourhoods that enable people to live well in later life.
- 4.43 The framework acknowledges that some people will want to consider alternative models of housing such as community-led housing initiatives, self-build or co-housing and new models of sheltered and retirement living. The framework's vision seeks to ensure that the options become more diverse, delivering the choices that the emerging market demands.

Greater Manchester Strategic Housing Market Assessment 2019

- 4.44 This Assessment highlights the growing older population within Greater Manchester, stating the population in Greater Manchester is projected to increase for all age groups over 55, with the eldest age group of over 85 expected to increase by 79% between 2016 and 2036. With regards to housing provisions for older people the Assessment states the projected estimates for sheltered and retirement housing suggest that there will be shortfall of just over 7,800 units by 2035.

Green and Blue Infrastructure Strategy (July 2019)

- 4.45 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.
- 4.46 The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure play an important role as part of Manchester's overall resource.
- 4.47 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within the Wythenshawe Area. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.

Summary

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- 4.48 This section has detailed the relevant policies of the adopted Development Plan as well as policies at a national level and other material considerations which have been fully considered as part of the preparation of this application.

5. Planning Appraisal

- 5.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, Local Planning Authorities ('LPAs') are required to determine planning applications in accordance with policies contained within the statutory Development Plan unless material planning considerations indicate otherwise.
- 5.2 This chapter demonstrates that the proposed development fully accords with the Development Plan and supports the Council's aspirations for the development of the site.
- 5.3 Consideration is given to the following key issues:
- Principle of Development;
 - The Need for a High Quality Care Home in this Location;
 - Design and Layout; and,
 - Green and Blue Infrastructure.

Principle of Development

- 5.4 According to the Local Plan Policies Map, the site is not allocated for a specific use, however, the site is currently in the same use as proposed, a residential care home (Use Class C2). Policy H10 states proposals for accommodation for people with additional support needs will be supported where there is not a high concentration of similar uses in the area already, where it will contribute to the vitality and viability of the neighbourhood and where there would not be a disproportionate stress on local infrastructure such as health facilities. In the instance of this development, it will be replacing an existing care home so will not result in an increase in the number of care homes and therefore will not impact the concentration of care homes in the area or stress on local infrastructure. Additionally, being located within walking distance of a local centre, the care home will contribute to the vitality and viability of the neighbourhood. As such the proposal is demonstrated to accord with all criteria contained within Policy H10, and therefore the development should be supported.
- 5.5 Additionally, the principle of development is demonstrated through the site's sustainable location. Core Strategy policies SP1 and T2 state development should maximise the City's transport infrastructure and should be located to provide access to services and facilities, which will reduce the need to travel. As demonstrated within Section 2 of this SPS, this development is within walking distance of a local centre, and accessible via public transport to district centres and the City Centre, as such, it represents a sustainable location which would be suitable for development.
- 5.6 The rest and nursing home policies contained within the UDP would also support the principle of development for this proposal. UDP Policy DC2.1 states the Council will have regard to the standard of accommodation, the ease of access for all, and the desirability of avoiding an over-concentration of a specific type of housing in any one area. This proposal will result in the demolition of the sub-standard care home facilities on site and replacement with a modern, high-quality care-home, which will meet the varying needs of ageing residents and promote the quality of life for occupiers. The care home is designed to be accessible for all and cater to the needs of those with varying disabilities. Due to it the development replacing an existing care home, it will not result in an increased concentration of special needs housing. In line with UDP Policy DC2.3, this development will meet the Council's approved accommodation standards and provides external amenity space, in the form of a garden at the rear of the property.

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- 5.7 Furthermore, the care home will create 60 full time local jobs, once fully operational and the development represents a total of £15 million investment. The application is supported by a Local Labour Agreement which establishes that local residents will be prioritised for work opportunities during the construction phase of the development. These factors represent a strong contribution to the local economy and as such the proposal will accord with the economic objective of the presumption in favour of sustainable development contained within the NPPF.
- 5.8 In summary, it is clear that the principle of a care home is acceptable on the site in accordance with the Development Plan.

The Need for a High Quality Care Home in this Location

- 5.9 The existing care home on site is a tired, outdated facility. An assessment of the existing care homes in the district demonstrates that they are either first generation or conversions of existing buildings. Out of the 39 homes within the catchments, 5 have recently ceased trading (Yew Tree Manor closure is imminent), and only 8 are deemed to be of 'modern standard' to meet the requirements of the CQC, being minimum bedroom sizes, wet room facilities and communal space. As such there is a clear need to provide a high-quality modern care home that can meet the modern standards. This accords with the Framework for Creating Age-Friendly Homes in Greater Manchester (2021-2024), which states a diverse range of housing options should be available to support the ageing population.
- 5.10 Carterwood analytics software is a data tool that identifies the care home bed requirement based upon population, census data and age profiles. The Carterwood forecast for the site, shows a high level of demand for care home beds within the catchment area (3 miles radius from the site). The data suggests a current need for an additional 1,221 modern standard beds. It is important to note that this identified need is based upon today's need, it does not take into account the future predicted need based upon an ageing population. As stated within the Greater Manchester Strategic Housing Market Assessment, the population in Greater Manchester is projected to increase for all age groups over 55, with the eldest age group of over 85 expected to increase by 79% between 2016 and 2036, which will clearly create more demand for care home provision.
- 5.11 A common misconception in providing a new care home is that this will create added pressure on local health services, however providing care bedrooms within an area can, in fact, free up hospital beds. The proposed care home will employ Registered Nurses who will be able to deal with many of the minor ailments common to the elderly population reducing demands on local GP services. Retained GP Services can also be made available to residents on site when required, preventing the need for trips to primary care services and clogging up waiting rooms. By the nature of the residents, they will already have an increased burden on primary care services due to the fact that they are no longer able to live safely in their own home. They will have increased medical needs due to age and frailty, at further risk of falls in the home as well as the additional need for care from independent carers and families. This facility will address these needs in a safe and caring environment whilst still being within the community they know. This facility will serve local people, with the majority of residents already being located within a 3 mile catchment of the home, they will already be registered with local GPs and it will not add to GPs already stretched patient list. It will also serve to reduce unnecessary trips to A&E with medically trained staff always within the home.
- 5.12 Furthermore, Covid-19 has had a profound impact upon the care sector and the way in which it operates. The pandemic has shown that there are lessons the sector can take away and highlighted the effects of the lack of support and funding from government and local authorities over the decades. The factors around spread of Covid-19 within care homes vary greatly, but the common emerging theme is that the new purpose-built care homes are faring much better than the older stock and converted homes. The larger Care Home operators are phasing out their older homes as they are more difficult and inefficient to run, staff and maintain. The expectation of residents and family is for a better

standard of accommodation, privacy, dignity and the comfort and reassurance that a family member gains from feeling they have chosen the best possible location for their parent/ relative for the remaining years of their lives.

- 5.13 In summary, there is a clear and demonstrable need for additional, high-quality and modern care homes in this location to provide end of life and dementia care, and the development proposed by this application will contribute towards meeting this need.

Design and Layout

- 5.14 The application is supported by a Design and Access Statement (DAS) that has been prepared by CSquared Architects. The DAS demonstrates that the proposed layout and design has been informed by a detailed assessment of the site's constraints and opportunities, ensuring that the needs of the care home operator and residents are met, whilst providing an attractive high-quality development, reflecting local character and the design of the site's surroundings.
- 5.15 The proposal has been designed to accord with the design and layout requirements of all saved policies relating to 'Rest Homes and Nursing Homes' contained within the UDP. The proposal will result in a visual improvement compared with the existing care home on site, and therefore will positively impact visual amenity and the character of the area. The proposal has been designed to be accessible to all and include appropriate parking provisions. Additionally, the proposal includes amenity space at the rear of the property.
- 5.16 The care home has been positioned so as to limit impact on surrounding properties. The nearest residential property is located immediately west of the site, and therefore the new development will increase the separation between this property and the building on site, which will improve the amenity of neighbouring occupiers. Additionally, it should be noted that the neighbouring properties to the west gained planning consent in October 2018, as such they were designed and developed considerably later than the current care home on site, which gained consent for Class C2 Use in 1984. The Council's approval of the neighbouring properties, in such close proximity to the site suggest the care home would have limited impact on surrounding residential amenity. The impacts on daylight sunlight and over shadowing are considered in more detail in the Technical Considerations section of this SPS.
- 5.17 The proposal will result in a visual improvement on site, by replacing an outdated building which is no longer fit for purpose, with a high-quality, modern residential care home. This will improve both the functionality of the site, as well its external appearance which has been carefully designed with consideration to the site's surrounding context. The design and layout is therefore considered to accord with Policy EN1 of the Core Strategy which encourages development to enhance the overall image of an area.

Green and Blue Infrastructure

- 5.18 The Manchester Green and Blue Infrastructure Strategy and Action Plan (2015) aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods.
- 5.19 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within the Wythenshawe Neighbourhood Area. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.
- 5.20 The proposal is supported by a landscaping proposal which aligns with the visions and objectives of the Green and Blue Infrastructure Strategy. As detailed in the Landscape Strategy produced by TPM, the

scheme includes landscaping at the site entrance and around the car park which will act to integrate the development's green infrastructure with the surrounding area, to support the creation of a cohesive green network. The amenity garden will provide residents with access to an attractive, high quality green environment, as stated within the Green and Blue Infrastructure Strategy private gardens also contribute towards the network of "urban green spaces". As such the scheme is considered to use appropriate green infrastructure as a key component of the development which will help to create successful neighbourhoods and support the city's growth.

Summary

- 5.21 Overall, the site is located within a highly sustainable location, and the current use on site comprises the same as the proposed (Use Class C2), therefore demonstrating its suitability for a residential care home. All requirements of Policy H10 of the Core Strategy are met, which determines a proposal for people with additional support needs should be supported.
- 5.22 As demonstrated through analysis of population, census data and age profiles for the catchment area of the site, there is a high demand for care home beds (a current need for 1,211 bedrooms). This doesn't take into account the further demand anticipated in the future based upon an ageing population with people living longer and likelihood of needing more care. Furthermore, the Covid-19 pandemic has shone a spotlight upon the pressing need for high quality, purpose built accommodation for the elderly.
- 5.23 The care home has been carefully designed to be sympathetic to its surroundings and respond positively to the surrounding area and lead to an improvement in visual amenity compared with the current building on site.
- 5.24 Finally, the proposal is supported by appropriate provisions of green infrastructure to help meet the intentions of Manchester's Green and Blue Infrastructure Strategy and bring associated benefits to the future residents.

6. Technical Considerations

6.1 The remaining technical considerations relevant to the proposals have been assessed within a series of reports which are submitted as part of this application. Summaries of the technical reports are provided below and relate to:

- Highways;
- Trees;
- Flood Risk and Drainage;
- Ground Conditions;
- Air Quality;
- Noise (including Ventilation and Extraction);
- Daylight, Sunlight and Overshadowing;
- Lighting;
- Energy; and,
- Crime Impact.

Highways

6.2 A Transport Statement and Framework Travel Plan have been prepared by Cameron Rose Associates and is submitted in support of this application. The Transport Statement concludes, compared to the existing use of the site, that the development proposals would result in a minimal increase in trips during the peak periods; of four vehicles in the AM peak and two vehicles during the PM peak. The impacts of residual trips from the development would not have a significant impact on the operational performance and safety of the local highway network. Therefore, the Transport Statement found there to be no overriding reasons preventing the Local Planning Authority from recognising that the proposal is acceptable with regard to the local highway network.

6.3 The Framework Travel Plan showed there to be an excellent opportunity to build on the sustainable location of the site and create sustainable travel patterns throughout the lifetime of the development.

6.4 The Transport Statement and Framework Travel Plan demonstrate that the proposal is acceptable with regard to transport considerations including impact on the local highway network and creating sustainable patterns of development in accordance with policies T1, T2 and DM1 of the Core Strategy.

Trees

6.5 An Arboricultural Impact Assessment (AIA) has been prepared by ACS Consulting to support this application. A summary of the key findings is set out below.

6.6 The majority of the tree losses are Category C specimens. In line with the advice set out in BS 5837, Category C trees are not of such importance and sensitivity as to be a major constraint on development or, justify substantial modification of the proposals. The development will result in the loss of two Category B trees, however the assessment concludes that this loss is mitigated through the proposed

landscaping scheme. In summary the report demonstrates that the development is acceptable in arboricultural terms, in accordance with policies EN9 and DM1 of the Core Strategy.

Flood Risk and Drainage

- 6.7 A Drainage Assessment has been prepared by Weetwood to support this application. A summary of the key findings is set out below.
- 6.8 Regarding Foul Water Management, United Utilities has advised, by way of a pre-planning sewerage enquiry response, that there is existing capacity in the local foul sewerage network to receive and treat domestic foul water from the proposed development and that foul water can discharge without restriction into the 2250 mm diameter combined sewer in Yew Tree Lane.
- 6.9 The report demonstrates that an appropriate drainage solution can be met in accordance with Policy EN8 of the Core Strategy.

Ground Conditions

- 6.10 A Phase I Preliminary Risk Assessment (PRA) report has been prepared by Earth Environmental and Geotechnical to support this application. A summary of the key findings is set out below.
- 6.11 The assessment concluded that there is a low potential risk from soil contamination to construction workers and ground workers during development, and appropriate measures such as PPE, site health plans, appropriate disposal of material arisings will mitigate any risk. There is a low to moderate risk from soil contamination to end users if the development includes areas of soft landscaping near the lead hotspots.
- 6.12 The report demonstrates that the development is acceptable in ground conditions terms in accordance with Policy EN18 of the Core Strategy.

Air Quality

- 6.13 An Air Quality Assessment has been prepared by BWB to support this application. A summary of the key findings is set out below.
- 6.14 Consideration was given to the suitability of the Site for the proposed residential use with regard to air quality through a review of local air quality monitoring and emission sources. Local monitored pollutant concentrations in the vicinity of the Site were identified to be below the relevant air quality objectives. Additionally, the Site is not located in the vicinity of any major emission sources considered to give rise to elevated pollutant concentrations within the Site. The Site was therefore considered suitable for the proposed residential use with regard to air quality.
- 6.15 The report demonstrates that the proposed development is not expected to have a significant impact on air quality during construction and operation in accordance with Policies EN8 and DM1 of the Core Strategy.

Noise

- 6.16 A Noise Impact Assessment has been carried out by BWB to support this application. A summary of the key findings is set out below.
- 6.17 A baseline noise survey was undertaken in April 2022 and the subsequent assessment work has been undertaken in accordance with current standards and guidance, following consultation with

Manchester City Council. This assessment considers the impact of road traffic on the proposed care home and its future residents and where necessary, consideration has been given to mitigation measures.

- 6.18 The assessment shows that, with appropriate consideration to noise mitigation measures, including the provision of appropriate glazing and ventilation to all facades, an appropriate level of protection could be afforded to future noise sensitive receptors on the Site.
- 6.19 The report demonstrates that the site is suitable for the proposed use and that the noise impacts are acceptable in accordance with Policies DM1 of the Core Strategy and DC2 of the UDP.

Daylight, Sunlight and Overshadowing

- 6.20 A Daylight, Sunlight and Overshadowing Assessment has been prepared by GIA to support this application. A summary of the key findings is set out below.
- 6.21 The assessment concluded that all of the properties surrounding the site will fully accord with the BRE target criteria for daylight and sunlight with the proposed development in place. The impact to daylight and sunlight is negligible and therefore wholly acceptable.
- 6.22 The report demonstrates that the proposed development is considered acceptable in terms of daylight, sunlight and overshadowing in accordance with policies DM1 of the Core Strategy and DC2 of the UDP.

Lighting

- 6.23 A Lighting Impact Assessment has been prepared BWB to support this application. A summary of the key findings is set out below.
- 6.24 The lighting design strategy presented indicates the potential significant effects from new lighting for the proposed development can be adequately managed and all tested parameters are expected to meet recommended guidance benchmarks.
- 6.25 The proposed development lighting will not directly illuminate the proposed integrated bat boxes.
- 6.26 The indicative lighting design strategy presented indicates the proposed lighting installation can achieve the required minimum lighting levels and distribution to meet the applicable standards while causing negligible light trespass to the adjoining land and negligible increase in local sky glow.
- 6.27 The northern hedgerow will remain a dark corridor above 1m above ground level and will remain dark as far as practicable at ground level.
- 6.28 The impact of the proposed development lighting is considered to be negligible with respect to sensitive receptors. The most noticeable effect due to the proposed lighting installation expected to remain is sky glow.
- 6.29 This report demonstrates that the impact of the proposed development lighting is considered to be negligible in accordance with policies DM1 of the Core Strategy and DC2 of the UDP.

Energy

- 6.30 An Environmental Standards Statement has been prepared by BWB to support this application. A summary of the key findings is set out below.

-
- 6.31 The Statement concludes that in terms of 'Be Lean' the Proposed Development envelope and services will be specified to exceed the minimum standards set in Building Regulations Part L to ensure energy consumption via space heating/ cooling is reduced. In terms of 'Be Clean' the report assessed the feasibility of connecting to a district heating network or utilising on-site heat generating technology. In terms of CHP. In terms of 'Be Green' the report assessed the feasibility of renewable energy generation and found the most appropriate and cost effective renewable energy technology is Air Source Heat Pump.
- 6.32 Consequently, this Energy Statement proposes to reduce the CO2 emissions of the Proposed Development by a total of 19.83 % when compared with Building Regulations Approved Document Part L2 Target Emissions Rate (TER) Baseline. This exceeds both the National target to exceed the Part L2 TER Baseline, and Greater Manchester Places for Everyone Joint Development Plan requirement of achieving at least 19.00 % CO2 reduction against Part L of the 2013 Building Regulations.
- 6.33 The Energy Standards Statement also included a BREEAM pre-assessment. This demonstrated how the proposed development can achieve a BREEAM 'Very Good' rating. An expected BREEAM score of 55.70% will be achieved if the recommendations included in the full report are followed.
- 6.34 The report demonstrates that the measures and commitments outlined shall ensure that the proposed development will deliver a low carbon and a sustainable resource efficient development in accordance with Policies EN4 and EN6 of the Core Strategy.

Crime Impact

- 6.35 A Crime Impact Assessment ('CIS') has been prepared by Greater Manchester Police ('GMP') to support this application. The CIS demonstrates that the proposal is acceptable with regard to crime in accordance with Policy DM1 of the Core Strategy.

Summary

- 6.36 A suite of technical assessments has been undertaken in support of the planning application, which demonstrate that, subject to appropriate mitigation, the application proposals are acceptable in terms of transport, trees, flood risk and drainage, ground conditions, air quality, noise, daylight, sunlight and overshadowing, energy, lighting and crime impact.

7. Summary and Conclusions

- 7.1 This Supporting Planning Statement ('SPS') has been prepared by Avison Young ('AY') in support of a full planning application submitted on behalf of Liberty Care Developments Limited ('the applicant') to Manchester City Council ('MCC') for the following development at land at land at Yew Tree Care Home, Yew Tree Lane, Northern Moor, M23 0EA ("the site"):

"Full planning application for the demolition of existing buildings and structures and the construction of a new care home facility including basement, access, landscaping and associated infrastructure."

- 7.2 The proposed care home development (Use Class C2) comprises a single building incorporating 59-bedrooms across 2.5/3 floors over a basement level. The care home will provide 24-hour elderly nursing care for those who have reached a stage where they are no longer able to safely live in their own home
- 7.3 The site is located in a highly sustainable location and its suitability for a care home development is demonstrated through its existing use on site. The re-development of the site represents an important opportunity to make better use of a previously developed site and deliver a high-quality, modern care home development in a sustainable location, which will make a positive contribution to meeting MCC's needs for elderly residential accommodation. The development would also create circa 60 direct full time local jobs and significant income into the local economy and community through supply chain impact and increase household expenditure.
- 7.4 There is a clear and demonstrable need for additional, high-quality and modern care homes in this location to provide end of life and dementia care and to help reduce a shortfall of circa 1,200 modern care home beds. The development proposed by this application will contribute towards meeting this need.
- 7.5 The planning application is also supported by a series of technical documents which have undertaken thorough assessments of the environmental impacts of the proposed scheme and confirmed that there are no technical constraints to development.
- 7.6 The proposed development fully accords with the Development Plan and other material considerations and should therefore be approved without delay.

Appendix I

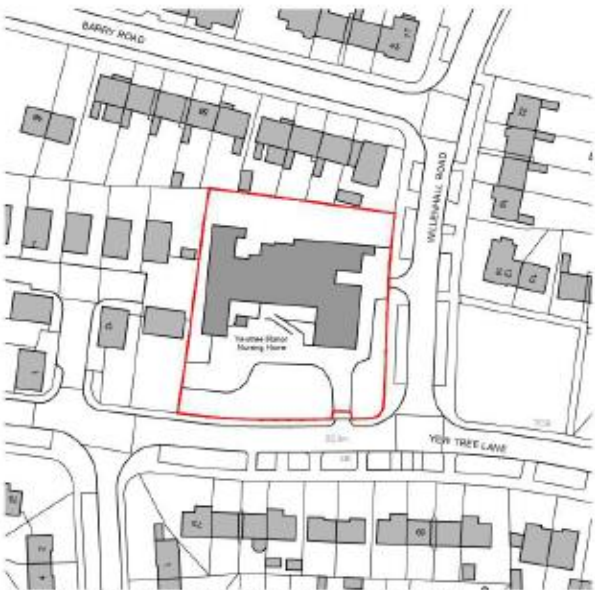
Schedule of Plans and Documents

Document	Reference/ Date	Author
Forms		
Application Form	PP-11332213	Avison Young
Application Fee		Liberty
Covering Letter	June 2022	Avison Young
Plans		
Location Plan	L0206-100	C Squared
Existing Site Plan	L0206-103	C Squared
Proposed Site Plan	L0206-105	C Squared
Boundary Treatment Plan	L0206-106	C Squared
Coloured Site Plan	L0206-107	C Squared
Proposed Basement Floor Plan	L0206-110	C Squared
Proposed Ground Floor Plan	L0206-111	C Squared
Proposed First Floor Plan	L0206-112	C Squared
Proposed Second Floor Plan	L0206-113	C Squared
External Store	L0206-114	C Squared
Proposed North and South Elevations	L0206-120	C Squared
Proposed East and West Elevations	L0206-121	C Squared
Proposed West Balcony Elevation	L0206-122	C Squared
Proposed Site Sections	L0206-130	C Squared
Landscaping Masterplan	4153-101A	TPM Landscape
Planting Plan	4153-201	TPM Landscape
Reports		
Design and Access Statement	June 2022	C Squared
Supporting Planning Statement	June 2022	Avison Young
Statement of Community Involvement	June 2022	BECG
Heritage Statement	June 2022	Buttress

Transport Statement	June 2022	Cameron Rose Associates
Travel Plan	June 2022	Cameron Rose Associates
Landscape Management Plan	June 2022	TPM Landscape
Surface Water and Drainage Strategy	June 2022	Weetwood
Site Investigation Report	June 2022	Earth Environmental and Geotechnical
Arboricultural Impact Assessment	June 2022	ACS Consulting
Ecological and Biodiversity Assessment (including Biodiversity Net Gain)	June 2022	Rachel Hacking Ecology
Air Quality Assessment	June 2022	BWB Consulting
Lighting Assessment	June 2022	BWB Consulting
Noise Assessment	June 2022	BWB Consulting
Environmental Standards Statement	June 2022	BWB Consulting
Crime Impact Statement	June 2022	Design for Security
Broadband Connectivity Assessment	June 2022	GTech Surveys
Television and Radio Reception Impact Assessment	June 2022	GTech Surveys
Daylight and Sunlight Assessment	June 2022	GIA
Local Labour Agreement	June 2022	Liberty
Framework Construction Management Plan	June 2022	Liberty
Waste Management Proforma	June 2022	CSquared
Construction Environment Management Plan	June 2022	Liberty

Appendix II

Site Location Plan



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Key
— Site boundary



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NOTES			
Do not scale, use figure dimensions only.			
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This drawing is to be used in connection with all related documents and drawings and any other related information.			
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Rev	Date	Revised	Revised By
—	—	—	—
1	16/05/22	Drawn for Planning	JO

Client	
Liberty Care Developments Ltd	
Project	
Proposed Care Home, Yewtree Lane, Northern Moor	
Drawing Title	
Location Plan (existing building)	
Scale	Date
1:1250 @ A3	16/05/22
Drawn by	Checked by
JO	—
Drawing No.	Revision
LD206 - 100	—
PLANNING	

Appendix III

Proposed Site Plan



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