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Mayfield Poulton.
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SUSTAINABILITY
ENVIRONMENTAL STANDARDS STATEMENT
2026 ADDENDUM
REVISION P03 – 31 MARCH 2026

Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	13/03/2026	Draft Addendum to 2023 Sustainability Statement	V. Wall	K. Krasowska	J. Nuttall
P02	18/03/2026	Addendum to 2023 Sustainability Statement	V. Wall	K. Krasowska	J. Nuttall
P03	31/03/2026	Final Issue.	K.Krasowska	V. Wall	J. Nuttall

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Project number: 53/00025
Document reference: 5300025-HLE-XX-XX-RP-ST-402085.docx

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Executive summary

This addendum has been prepared in support of the planning application for Mayfield Poulton. It is a supplementary document to be read in conjunction with the Sustainability Statement from 2023 which achieved operative consent (LPA Ref: 137263/FO/2023). Since then, the policy landscape has changed and this addendum responds to those changes.

In particular, the below report addresses the Places for Everyone Joint Development Plan, that was adopted in Greater Manchester in March 2024, setting out how the proposed development responds to relevant energy and carbon policies.

1. Sustainability Policy - updates.

The National Planning Policy framework (NPPF) has been updated since the Sustainability Statement in 2023, but there is no material change relating to the scope of the Sustainability Statement. The information below is simply presented to acknowledge the updated document.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published in on 27 March 2012 and most recently updated in February 2025. The updated NPPF has superseded all Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) documents, with the exception of PPS10 (Waste). The NPPF sets out the Government's strategy on the delivery of sustainable development.

The NPPF states that there is a presumption in favour of sustainable development.

The following is extracted from paragraph 8 of the NPPF:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways

- 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;
- 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
- 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.

Furthermore, in relation to energy policy, paragraph 161 sets out that:

"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to:

- shape places in ways that contribute to radical reductions in greenhouse gas emissions,
- minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings;
- and support *renewable and low carbon energy and associated infrastructure."*

In respect of energy policy contained within the NPPF, paragraphs 162 to 167 set out that:

162. Plans should take a proactive approach to mitigating and adapting to climate change, ***taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures****. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.*

163. The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.

164. New development should be planned for in ways that:

a. avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and

b. help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a. provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

b. consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c. identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

166. In determining planning applications, local planning authorities should expect new development to:

a. comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b. take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

167. Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.

Places for Everyone Joint Development Plan Document 2022-2039 (adopted 21st March 2024)

Places for Everyone was an emerging document at the time of writing the Sustainability Statement which formed part of the planning application documents for the previous submission in 2023. It was adopted by nine of the ten boroughs of Greater Manchester, including Manchester City Council, in March 2024.

Supplementary submission guidance[1] was released in March 2025 to guide applicants on their response to the following policies:

- JP-S2 Carbon and Energy (sections 2 and 5)
- JP-S3 Heat and Energy Networks (section 2)

The guidance states that relevant targets from the UK Net Zero Carbon Building Standard should be referred to for Energy Use Intensity (EUI) and embodied carbon.

At ~13,000m^2 floor area, the building is classed as a Large Major development and so is required to respond to the Guidance on Low Carbon Heat[2]. However, the guidance confirms that major applications in the vicinity of existing heat networks are not required to connect to them, given their likely high carbon content. As such, no further comment is made on the viability of heat networks for the proposed development.

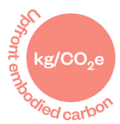
A brief response to the core policies within the Joint Development Plan is provided below.

[1] https://www.greatermanchester-ca.gov.uk/media/iugcpvqg/gmca_part-3_submission-guidance_v1-01.pdf

[2] https://www.greatermanchester-ca.gov.uk/media/5kiezsl3/gmca_part-2_low-carbon-heat_v1-02.pdf

2. Sustainability Policy – requirements and response.

Requirement for Large Major Development (>5,000m²)				Response	
Theme	Preferred metrics	UKNZC BS target*	Modelling expectation	Mayfield Poulton	Compliant?
Space heating and cooling demand	≤ 15 kWh/m².yr Space heating demand	N/A	Predictive modelling	Building fabric and ventilation: Please refer to the separate Energy Strategy (ref: 5300025-HLE-XX-XX-RP-ST-402026.pdf) that provides details of the predictive calculation methodology that was used to calculate the Space Heating Demand (SHD). The suggested supporting values (such as U-values) are area weighted averages per element type. Based on the Part L assessment, the space heating demand has been estimated at 10.03 kWh/m² (using the GIA of 13,312 m² as per the Stage 3 Area Schedule)	✓
Energy use intensity	kWh/m².yr Energy use intensity	80 kWh/m²GIA/yr	Predictive modelling	In line with the Landsec Sustainable Development Toolkit, NABERS 5* Base build rating is targeted for the scheme. This will require an EUI of 51.3 kWh/m²GIA/yr to achieve recommended 25% modelling margin over the target (68.4 kWh/m²GIA/yr). In line with the Design for Performance Stage 3 Reporting (ref: 5300025-HLE-XX-XX-ST-RP-354056.pdf), the current Base Build Rating achieved for the scheme is 48.6 kWh/m² NIA/yr without PV and 44.4 kWh/m² NIA/yr with the inclusion of the active PV area of 221m². This results in 29-35% modelling margin on the NABERS 5*rating.	✓
	Excellent BREEAM Ene 01	N/A	N/A	The project has been registered with the BRE under BREEAM New Construction 2018 (BREEAM-0121-2067) with the option to transfer to BREEAM version 6 to align with Part L 2021. The target rating is Excellent, with a score of 81.09% as indicated in the strategy document from Method Consulting (ref: 2201OMP-MET-ZZ-XX-SH-Y-9801-P02_BREEAM DS). Currently, the scheme achieves the Energy Performance Ratio (EPR_{NC}) of 0.424, which yields 4 credits under the Ene01 'Reduction of energy use and carbon emissions' section. This is compliant with minimum credits required for the 'Excellent' rating for the above section.	✓
PV footprint area	% fp PVs installed	N/A	Predictive modelling	The annual renewable energy generated on-site has been calculated as 38,107 kWh. This solution yields circa 30kWh/m² footprint of the building, which corresponds to 17% (of the active area when compared to the building footprint). Upon addition of the PV area over the top floor amenity space, the annual PV production is estimated to increase by 6,391 kWh (increasing to 20% of the PV area to the building footprint) should this option be incorporated through the technical design stage. Please refer to the Appendix D in the Stage 3 NABERS Reporting (ref: 5300025-HLE-XX-XX-ST-RP-354056.pdf), for the calculation of the generated and used energy on site (as included in the base build rating).	✓
Fossil fuel free	Yes Fossil fuel free	N/A	Enhanced low carbon heat appraisal	Low carbon heating: A Low and Zero Carbon Feasibility Study has been prepared in support of BREEAM credit Ene 04 (ref: 0196_MAY-HLE-O01-XXXX-RP-Y-000008). This recommended the inclusion of the Variable Refrigerant Flow System, Air Source Heat Pumps (ASHPs) and Photovoltaics (PV) which have been incorporated into the scheme.	✓
TM52 met and passes	Yes CIBSE TM52 pass	N/A	Overheating modelling	In line with the cooling hierarchy, the building design has been optimised to lower the risk of overheating and associated cooling demand through use of low g-value glazing, external shading, deep reveals, as well as mixed mode (side ventilation panels) increasing levels of the natural ventilation.	✓

Requirement for Large Major Development (>5,000m²)				Response	
				The building is conditioned through use of the VRF systems with information on cooling sizing available upon request.	
Upfront embodied carbon		Fully fitted (2027) 725kgCO_2e/m^{2}GIA Shell and core + CAT A (2027) 535kgCO_2e/m^{2}GIA	Upfront and life cycle carbon modelling	The latest available WLC Assessment issued in May 2025 (ref: 5300025-HLE-FN-ST-Embodied Carbon Update-P02.pdf) includes a comparison between the punched and unitised curtain walling system (with the UKGBC and RICS v2 contingencies). The total upfront carbon for the Stage 3 design was estimated as 692kgCO_2e/m^{2}GIA which is less than the target set out in the UK Net zero Carbon Building Standard (version 1) for fully fitted office buildings constructed from 2027 (725kgCO_2e/m^{2}GIA). As per Table 6 in the above report, the top three carbon hotspots identified are: concrete (C32/40) (30.90%), insulating glass units (7.90%) and aluminium (7.30%). In line with the client's sustainability aspirations, the report establishes measures to optimise the upfront carbon for the scheme to target enhanced performance at 600 kgCO_2e/m^{2}GIA. This includes a range of the façade and structural options as per the Figure 4.	
Operational carbon offset contribution	*Options for offsetting currently under development and to be adopted by each local authority.*		Operational offsets calculated	Based on the Part L assessment results, the Be Green scenario yields a total of 35.636 tonnes CO_2/yr with associated offset cost of £101,563** over a 30-year period.	

*Relevant non-residential targets from the UK Net Zero Carbon Building Standard, assuming construction year of 2027

**Offset cost has been calculated in line with the GLA Energy Assessment Guidance (2022) with carbon offset cost of £95/tonne per year.

Appendix A – Energy and Carbon Proforma.

Energy and Carbon Proforma
Non-residential
Major development *(+1,000m²)*
Version 1.0

GMCA GREATER MANCHESTER COMBINED AUTHORITY

Project Name: Mayfield Poulton
Application ref: 124972/FO/2019
Date: 31/03/2026

		Ref. name	Poulton
		Area (m² GIA)	13312
		Target values	**Building 1**
Minimise energy demand	**Space heating demand (kWh/m²GIA/yr)**	***≤ 15***	10.03
	Space cooling demand (kWh/m²GIA/yr)	***≤ 15***	12.17
	Calculation methodology used to calculate space heating demand and confirmation that this covers all homes/blocks	*Predictive energy model*	DSM Part L model
	Form factor per building	*≤ 2*	1.64
	Average external wall U-value (W/m²K)	*≤ 0.15*	0.24
	Average window U-value (W/m²K)	*≤ 1 (triple)*	1.14
	Air permeability rate (m³/h/m² @ 50 Pa)	*≤ 1*	3
Maximise energy efficiency	**BREEAM Ene 01 rating**	***Excellent***	Excellent
	Energy use intensity (kWh/m²GIA/yr)	-	48.6
	Calculation methodology used to calculate energy use intensity and confirmation that this covers all homes/blocks	*Predictive energy model*	DfP model
Use renewable energy	**PV footprint area (% of ground floor space)**	-	DfP model
	Annual renewable energy generation (kWh/m² building footprint/yr)	-	30
	Renewable energy balance (%)	-	TBC
	Total energy used (kWh/yr)	-	37630
	Total energy generated on-site (kWh/yr)	-	37740
Use low carbon energy	**Fossil fuel free (yes/no)**	***Yes***	Yes
	Heat source	*Electric*	Electric
	Low Carbon Heat Appraisal completed	*Yes*	Yes
	Heat network suitability	-	-
	Exemption requested	-	-
	Efficiency of heating system (SCOP)	*≥ 3.5*	3.5
	Carbon content of heat (gCO_2/kWh)	*≤ 100*	-
Reduce overheating risk	**Has CIBSE TM52 been used to calculate overheating and does the building pass?**	***Yes***	-
	What percentage of spaces are cooled? (% of GIA)	-	N/A
	Has a CIBSE TM52 assessment been carried out using DSY2 and DSY3 weather files? Have any additional passive measures been included as a result?	*Yes*	No- Active cooling
Minimise embodied carbon	**Upfront embodied carbon ($kgCO_2e/m^2GIA$)**	-	-
	List top three materials with the highest upfront embodied carbon emissions ($kgCO_2e/m^2GIA$): Material 1	-	oncrete C32/C
	Material 2	-	Glass
	Material 3		Aluminium
	Lifecycle embodied carbon ($kgCO_2e/m^2GIA$) - *for large major developments only*	-	TBC
Offsets	**Offset contribution (£)**	-	101563

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