



**MANCHESTER  
CITY COUNCIL**

**Julie Roscoe**

Director of Planning, Building  
Control and Licensing

PO Box 532  
Town Hall  
Manchester M60 2LA

Mr Chris Sinton  
Asteer Planning  
3<sup>rd</sup> Floor, Calico  
53-55 Mosley Street  
Manchester  
M2 3HQ

Contact: Steve McCoombe  
Tel: 0161 234 4607  
[steve.mccoombe@manchester.gov.uk](mailto:steve.mccoombe@manchester.gov.uk)

5 November 2025

Our reference: EIASCO/25/010

Dear Mr Sinton

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2017 (“THE EIA REGULATIONS”)**

**SCOPING REQUEST UNDER PART 4 REGULATION 15(1)**

**WYTHENSHAW TOWN CENTRE REGENERATION – Plots 3.3, C2 and 2.1 (“THE  
PROPOSED DEVELOPMENT”)**

**SCOPING OPINION OF MANCHESTER CITY COUNCIL PURSUANT TO  
REGULATION 15**

Thank you for your request dated 14 October 2025 for a scoping opinion at the above site.

In coming to a formal opinion on the scope of the Environmental Statement (“ES”) , Manchester City Council, as Local Planning Authority, has considered the supporting information contained within the submitted ‘*Environmental Impact Assessment (Scoping Report –October 2025)*’ prepared by yourselves on behalf of the Applicant Muse Places and comments from statutory consultees.

The application relates to areas within Wythenshawe Town Centre referred to as follows:

- Plot 3.3 (Brotherton House).
- Plot C2.
- Plot 2.1 Alpha House

The location of the three application sites is detailed on the location plan within Appendix 1 of the submitted Scoping Report.

The development site is located within the established urban area of Wythenshawe Town Centre and spans approximately 22.97 hectares. It is bordered by three main roads: Simonsway to the south, Poundswick Lane to the north, and Brownley Road to the east. To the west lies Manchester Enterprise Academy, beyond which are residential properties and the M56 motorway. Rowlandsway runs through the eastern section of the site, providing a north-south connection between Poundswick Lane and Simonsway.

**Plot 3.3**, known as Brotherton House, is a vacant office building situated in the northwest part of Wythenshawe Town Centre. It was formerly occupied by Lloyds Banking Group. The plot includes a surface car park with landscaped areas and mature trees located in the southwest and southern sections. Access is via Cornfield Drive. The western portion of the site is occupied by a multi-storey office building, whilst a larger single-storey structure is located centrally.

**Plot C2** lies to the north of The Birtles and consists of a vacant building with two and three storey sections. It previously housed office and storage space above ground floor retail units. The site also includes a hard-surfaced open area that is occasionally used by market traders.

**Plot 2.1** is the former site of Alpha House, an office building currently undergoing demolition, located directly east of Wythenshawe Town Centre. Once demolition is complete, the site will retain an existing substation, several scattered trees of low to moderate quality, and a portion of Centron House.

It is acknowledged that individual planning applications will be submitted for each plot. However, a single, comprehensive Environmental Statement will be prepared to support all applications. The proposals for each plot are as follows:

#### Plot 3.3 (Brotherton House)

- Demolition of the existing buildings;
- Construction of approximately 213 residential units, comprising a mix of extra care and -older persons' housing, including both apartments and houses;

Buildings will range up to 5 storeys for apartments and up to 3 storeys for houses.

#### Plot C2 (commonly referred to as 'Top of the Birtles')

- Demolition of existing structures;
- Development of approximately 80 apartments;
- Inclusion of ground floor space for workplace or retail use;
- Proposed building height of up to 6 storeys.

#### Plot 2.1 (Alpha House site)

- Erection of a part 2-storey, part 6-storey building containing approximately 130 residential units and associated communal facilities;
- Ground floor provision for workplace or retail use;
- Associated works including access arrangements, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other related infrastructure.

I have now had a chance to consider your scoping request and I outline my response below.

The Proposed Development is considered an EIA development as it falls within the description and thresholds in Schedule 2 10(b) of the EIA Regulations as an 'Infrastructure Project - Urban Development Project' which has the potential to have significant effects on the environment. In accordance with Schedule 2, Categories 10(b) (urban development projects) of the EIA Regulations and owing to the dwelling numbers and overall area of the proposed development. I note that you recognise the need for an EIA and have therefore submitted the scoping report for consideration to the City Council, as Local Planning Authority.

Before adopting a Scoping Opinion the City Council, as Local Planning Authority, must take into account the information specified in Regulation 15(6) of the EIA Regulations.

- (a) any information provided by the applicant about the proposed development;
- (b) the specific characteristics of the particular development;
- (c) the specific characteristics of development of the type concerned; and
- (d) the environmental features likely to be significantly affected by the development.

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that will be submitted with the subsequent planning application made in respect of the Proposed Development.

In formulating this Scoping Opinion the City Council, as Local Planning Authority, has taken account of the requirements of the EIA Regulations, the nature and scale of the proposed development, the nature of the receiving environment, current best practice in the preparation of environmental statements, and the views expressed by the organisations and bodies that responded to the consultation.

This Scoping Opinion should not be construed as implying that the City Council, as Local Planning Authority, agrees with the conclusions set out in the Scoping Request regarding impacts of the proposal. This Scoping Opinion is without prejudice to any decisions subsequently taken in respect of any planning application submitted in respect of the proposed development.

The submitted Scoping Report of October 2025 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped out of the EIA.

These are as follows:

*Scoped In*

- Socio economics and Health; and
- Climate Change

*Scoped out*

- Townscape and Visual;
- Heritage and Archaeology;
- Ecology;

- Transport and Access;
- Noise;
- Air Quality;
- Flood Risk and Drainage;
- Ground Conditions and Soils;
- Waste Material and Assets.;
- Lighting;
- Accidents and Disasters;
- Wind;
- Daylight and Sunlight;

Overall, I can confirm that the content of the submitted Environmental Impact Assessment Scoping Report is considered both proportionate and appropriate. It provides a suitable framework for the preparation of the Environmental Statement. This assessment is supported by the nature of the consultation responses received.

## **CONSULTATIONS**

Regulation 15 (4) of the EIA Regulations require the City Council, as Local Planning Authority, to consult consultation bodies prior to adopting a Scoping Opinion.

Having regard to Regulation 2 of the EIA Regulations, the following consultees were consulted who have specific environmental responsibilities and which the City Council, as Local Planning Authority, considers are likely to have an interest in the development proposal.

- Environment Agency;
- Natural England;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Police (Design for Security);
- Aerodrome Safeguarding at Manchester Airport;
- Transport for Greater Manchester (TfGM);
- Environmental Health
- Cadent Gas;
- United Utilities;
- Highway Services;
- City Council Flood Risk Management;
- City Council Arboriculture;

All responses of the consultees who responded during the EIA scoping process are appended to this letter.

You should note the specific points which have been made and therefore particular regard must be given to these.

You are strongly recommended to consult further with consultees as appropriate throughout the planning application process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by the applicant in full.

Any subsequent ES submitted with a planning application should reflect the points raised by the consultation bodies where this reflects the requirements of the Regulations. It is recommended that the ES summarises the scoping responses from the consultation bodies and how they are, or are not, addressed in this regard. Any consultation responses received after the date of this letter, that have not been taken into account within this Scoping Opinion, will be forwarded to the applicant and should be given due consideration in the planning application process EIA process.

### **ASSESSMENT OF THE SCOPING REPORT**

I can confirm that the approach set out in the Scoping Report, which identifies the topics to be scoped in and out, is considered acceptable. This view is supported by the nature of the consultation responses received. Provided that the planning applications are accompanied by the appropriate documentation, as outlined in your Scoping Report, including proposed mitigation measures to reduce potential impacts arising from the development, the approach is considered satisfactory.

### **FURTHER INFORMATION**

The City Council, as Local Planning Authority, has undertaken a thorough consideration of the information contained within your scoping report together with providing comments from relevant statutory consultees. The issuing of this Scoping Opinion does not preclude the City Council, as Local Planning Authority, from requesting further information at a later stage as the development proposals evolve or whilst a future planning application is being formally considered.

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact Steve McCoombe via the details above..

Yours sincerely

A handwritten signature in black ink, appearing to read 'D W Jones', with a stylized flourish at the end.

Derek Jones

**Strategic Planning and Project Lead**

Manchester City Council  
PO Box 532  
Manchester  
Lancashire  
M60 2LA

**Our ref:** SO/2025/125342/01  
**Your ref:** EIASCO/25/010  
**Date:** 30 October 2025

Dear Steven McCoombe,

**Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)**

**Plots 3.1, 2.2 & 2.1 Wythenshawe Town Regeneration Proposals Manchester**

Thank you for consulting the Environment Agency (EA) on the above application on 20 October 2025.

**Environment Agency Position**

As part of this EIA Scoping Assessment we have reviewed the following document:

- Environmental Impact Assessment: Scoping Report. Wythenshawe Town Centre. Prepared by Asteer Planning, dated October 2025

The following comments, made in respect of surface water and foul water will help ensure that the environmental statement addresses the key environmental issues within our remit for this proposed development.

**Surface Water and Foul Drainage**

The Scoping Report notes that a Flood Risk Assessment and Drainage Strategy will be submitted with the full planning applications. Given the scale of the development and the presence of areas at risk of surface water flooding, the Environment Agency would expect the full application to include information on how both surface water and foul drainage will be managed. This should demonstrate that appropriate measures are in place to ensure the development does not increase flood risk or pose a risk to water quality.

Our advice and comments are based on the information available to us at the time of

the EIA scoping opinion request. In regard to any further enquiries and/or information submitted relating to the proposed development, our position may change if there have been changes to environmental risk, evidence or legislation and/or to planning policy and guidance.

Yours sincerely,



**Sustainable Places Advisor**

[SPPlanning.RFH@environment-agency.gov.uk](mailto:SPPlanning.RFH@environment-agency.gov.uk)

Date: 24 October 2025  
Our ref: 531204  
Your ref: EIASCO/25/010



Manchester City Council  
**BY EMAIL ONLY**

Consultations  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 900

Dear Sir or Madam,

**Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017):** Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

**Location:** Plots 3.1, 2.2 & 2.1 Wythenshawe Town Regeneration Proposals Manchester

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 20 October 2025, received on 20 October 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

Further guidance is set out in Planning Practice Guidance on [environmental assessment, natural environment and climate change](#).

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

A black rectangular box redacting the signature of the sender.

Consultations Team

## **Annex A – Natural England Advice on EIA Scoping**

### **General Principles**

[Schedule 4](#) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

Further guidance is set out in Planning Practice Guidance on [environmental assessment](#) and [natural environment](#).

### **Cumulative and in-combination effects**

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

## **Environmental data**

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at <http://www.naturalengland.org.uk/publications/data/default.aspx>.

Detailed information on the natural environment is available at [www.magic.gov.uk](http://www.magic.gov.uk).

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#).

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

## **Biodiversity and Geodiversity**

### **General principles**

The [National Planning Policy Framework](#) (paragraphs 192-196) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the [natural environment](#).

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

Ecological Impact Assessment (EclA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. [Guidelines](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a [duty](#) to conserve and enhance biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available [here](#).

### **Designated nature conservation sites**

The proposal is unlikely to adversely impact any European or internationally designated nature conservation sites (including 'habitats sites' under the NPPF) or nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Marine Conservation Zones).

### **Regionally and Locally Important Sites**

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 192 and 193). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

### **Protected Species**

The conservation of species protected under the Wildlife and Countryside Act 1981 and the

Conservation of Habitats and Species Regulations 2017

is explained in Part IV and Annex A of Government Circular 06/2005 [Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System.](#)

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

Natural England has adopted [standing advice](#) for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.

### **District Level Licensing for Great Crested Newts**

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A [DLL scheme for GCN](#) may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

### **Priority Habitats and Species**

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found [here](#). Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to [download](#). Further information is also available [here](#).

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures

- Opportunities for biodiversity net gain or other environmental enhancement

### **Ancient Woodland, ancient and veteran trees**

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. The [wood pasture and parkland inventory](#) sets out information on wood pasture and parkland.

The [ancient tree inventory](#) provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared [standing advice](#) on ancient woodland, ancient and veteran trees.

### **Biodiversity net gain**

Paragraph 193 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

Proposals for mandatory biodiversity net gain should be in line with the Environment Act 2021 and supporting regulations. Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#)

The statutory [biodiversity metric](#), together with ecological advice, should be used to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.

The metric should be used to:

- assess or audit the biodiversity unit value of land within the application area
- calculate the losses and gains in biodiversity unit value resulting from proposed development
- demonstrate that the required percentage biodiversity net gain will be achieved

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

## **Landscape**

### **Landscape and visual impacts**

The environmental assessment should refer to the relevant [National Character Areas](#). Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local landscape character using [landscape assessment methodologies](#). We encourage the use of

Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013* ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the [National Design Guide](#) and [National Model Design Code](#). The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

### **Heritage Landscapes**

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at [www.hmrc.gov.uk/heritage/lbsearch.htm](http://www.hmrc.gov.uk/heritage/lbsearch.htm).

### **Connecting People with nature**

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 105. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

### **Soils and Agricultural Land Quality**

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 187 and 188 of the NPPF. Further guidance is set out in the Natural England [Guide to assessing development proposals on agricultural land](#).

As set out in paragraph 223 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see [www.magic.gov.uk](http://www.magic.gov.uk).

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and

The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

## Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) <sup>[1]</sup>. A priority action in

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<sup>[1]</sup> [Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK](#)

the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO<sub>x</sub> and SO<sub>2</sub> against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System ([www.apis.ac.uk](http://www.apis.ac.uk)).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - <http://www.scail.ceh.ac.uk/>
- Ammonia assessment for agricultural development <https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit>
- Environment Agency Screening Tool for industrial emissions <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England <http://www.airqualityengland.co.uk/laqm>

Natural England has produced '[\*Air pollution and development: advice for local authorities. How to assess sector-specific planning applications that could affect air quality on a protected site\*](#)'. This standing advice is to help planning authorities understand the impact on statutory protected sites from particular developments that emit specific air pollutants. The advice covers emissions of ammonia (NH<sub>3</sub>), nitrogen oxides (NO, NO<sub>2</sub> or NO<sub>x</sub>), nitrogen deposition, acid deposition and sulphur dioxide (SO<sub>2</sub>).

The standing advice is Natural England's formal statutory advice and is a material consideration. It provides decision makers with the information needed to fulfil their statutory duties when making decisions on planning applications with potential air pollution impacts.

## **Water Quality**

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. If your planning application is affected by Nutrient Neutrality, the ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. These solutions or plans should be relevant to the specific planning consultation site. Further information can be obtained from the Local Planning Authority.

## **Climate Change**

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural

feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.

Further information is available from the [Committee on Climate Change's](#) (CCC) [Independent Assessment of UK Climate Risk](#), the [National Adaptation Programme](#) (NAP), the [Climate Change Impacts Report Cards](#) (biodiversity, infrastructure, water etc.) and the [UKCP18 climate projections](#).

The Natural England and RSPB [Climate Change Adaptation Manual](#) (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's [Nature Networks Evidence Handbook](#) (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's [Carbon Storage and Sequestration by Habitat report](#) (2021) and the British Ecological Society's [nature-based solutions report](#) (2021) provide further information.

### **Contribution to local environmental initiatives and priorities**

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.



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**EIASCO/25/010**

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From [REDACTED]  
Date Mon 03/11/25 10:46 AM  
To Steven Mccoombe [REDACTED]  
Cc Planning [REDACTED]

**ALERT** This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Steve,

Thank you for consulting the GMEU for the EIA Scoping Opinion at Plots 3.1, 2.2 & 2.1 Wythenshawe Town Regeneration Proposals (EIASCO/25/010).

I have reviewed the Environmental Impact Assessment: Scoping Report (Asteer Planning, October 2025) submitted and have the following comments:

- The description refers to plots 3.1, 2.2 and 2.1, however the cover letter submitted appears to refer to plots 3.3, C2 and 2.1. The location plan in Appendix 1 appears to only show Plot 3.3 (highlighted in green), therefore I am unsure which plots this consultation responds to and where they are all located. Please can confirmation of this be provided.
- Section 9.13 refers to ecology and states: '*The site currently comprises hardstanding and is therefore considered to provide limited ecological value*'- however from a review of satellite imagery of the full green and red areas shown in Appendix 1, there does appear to be habitats present such as a pond (plot 3.3) and various trees and small areas of grassland. Whilst the potential ecological constraints onsite would mainly be restricted to bats (potentially roosting in the trees/buildings), nesting birds, amphibians and hedgehogs, we would expect the EIA scoping report to mention that there are habitats present on site, if that is indeed the case, although as mentioned it is unclear where the plots are located.
- The ecological aspects are likely to be dealt with through provision of an Ecological Appraisal and BNG assessment/statement as opposed to EIA (as mentioned in section 9.14 of the report), however this would be confirmed upon confirmation of the plot locations.
- As per the report, Biodiversity Net Gain (BNG) would also apply to a full planning application on this site if existing vegetation/trees are to be removed which appears likely.

Based on the above, I would agree that biodiversity/ecology can likely be scoped out of any EIA that may be required, however clarifications should be provided on the location of the plots in question to confirm this.

Kind regards,

[REDACTED]

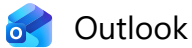
**Ecologist**

**Greater Manchester Ecology Unit  
Tameside MBC, Dukinfield Town Hall  
King Street, Dukinfield,  
Tameside, SK16 4LA**

Tel: [REDACTED]



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**CONSULTATION RESPONSE: EIASCO/25/010**

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From Safeguarding MAN [REDACTED]

Date Wed 22/10/25 2:54 PM

To Steven Mccoombe [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

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Reference: EIASCO/25/010

Our Ref.: 2025-580

Proposal: Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Location: Plots 3.1, 2.2 & 2.1 Wythenshawe Town Regeneration Proposals Manchester

Dear Steven,

Thank you for consulting Manchester Airport's Aerodrome Safeguarding authority on the proposed Wythenshawe Town Regeneration Proposals.

This site lies within Manchester Airport's safeguarded area and consideration should therefore be made to whether development within the area causes: a physical obstacle to aircraft; light or reflection that might present a visual hazard; any attractant that has the potential to increase the risk of Birdstrike to aircraft using Manchester Airport, interference with radar and other air navigation and communication systems and whether the construction process will present any hazard to aircraft safety.

When considering the type, scale and design of any development within the Wythenshawe area, we therefore recommend that consideration of the relevant aerodrome safeguarding criteria, consultation procedures with ourselves and NATS, and any potential impacts on aircraft safety are considered. Our interest principally relates to the predicted height of buildings at this location and whether there is any potential interference to RADAR operations and whether the construction process will present a height obstacle to safeguarded surfaces or whether associated landscaping and SuDS will attract significant numbers of species of birds that are hazardous to aircraft, and whether any solar PV will create a glint/glare hazard for pilots or air traffic controllers.

We do endorse the value of promoting early engagement with stakeholders and we are pleased to confirm that we have already had detailed discussions with the developer and given formal aerodrome safeguarding advice on the information available so far. We will continue to discuss any potential implications and necessary mitigation measures to be included in the proposals as they take shape. The developer is aware that the height of construction equipment will need to be reviewed when precise heights are available and any cranes may need to include obstacle lighting.

We request that we are consulted when the formal planning application is submitted.

Sincerely,

**MAG Group Aerodrome Safeguarding Team**

**Stansted Airport | East Midlands Airport | Manchester Airport**

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

[Aerodrome Safeguarding](#) | [Manchester Airport](#)

[www.magairports.com](http://www.magairports.com)



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Our main operating entities are MAG Airport Limited, a private limited company, registered in England under Company Number 11748654, with the Registered Office at 6th Floor, Olympic House, Manchester Airport, Manchester, United Kingdom, M90 1QX; Manchester Airport PLC, a public limited company, registered in England under Company Number 01960988, with the Registered Office at Manchester, Professional Services Limited, PO BOX 532, Town Hall, Manchester, M60 2LA; Stansted Airport Limited, is a private limited company, registered in England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport, Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport, Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 101 N Wacker Dr STE 101A, Chicago, IL 60606.



Transport for  
Greater Manchester

**Transport for  
Greater Manchester**

2 Piccadilly Place  
Manchester M1 3BG

Phone: 0161 244 1000  
**beenetwork.com**

Your ref: 609-PREAPP-2025

Our ref: MAN/25/394

Manchester City Council  
PO Box 532  
Town Hall Manchester  
Manchester  
M60 2LA

03/11/2025

**Location: C2 Brotherton and Alpha House, Wythenshawe, Manchester**

**Development: Pre-Application for two proposed mixed-use residential developments in Wythenshawe**

Dear Sir / Madam

Thank you for consulting Transport for Greater Manchester (TfGM) on the above pre-planning application. The following comments are offered as advice on transport issues for you to balance against other factors and are made in the context of TfGM's role in the planning process, as set out in the footnote below.

### Background

TfGM pre-application advice has been requested by Manchester Council in respect of two proposed mixed-use residential development sites.

The proposals for the sites comprise of:

- Plot 3.3 (land off Cornfield Drive): 213 Units, comprising of 109no. extra care/dementia care living units, 79no. older living apartment blocks, and 25no. dwelling houses; and
- Plot C2 (within Wythenshawe Civic Centre): 75no. affordable apartments along side 740sqm workspace/retail

<sup>1</sup>TfGM does not have any planning powers and is not a statutory consultee in the planning process. The purpose of the advice offered is to suggest the best way to improve land use / transport integration through the development proposals. Advice is based on the information provided by the applicant, and it is not TfGM's role to undertake detailed verification unless specifically commissioned to do so. <sup>2</sup>TfGM control and manage the traffic signals in Greater Manchester, as such any schemes that alter signalised junctions need to be agreed with TfGM. Additionally, where developments impact on signalised junctions, TfGM have a duty of care to ensure that these impacts are satisfactorily mitigated as part of the planning process.



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TfGM would suggest that eventually a full Transport Assessment (TA) should be provided as part of the application. The TA should contain the information specified within the following sections of this letter.

## 1. Site Specific Comments

TfGM Metrolink and HFAS have reviewed the general arrangement plans and have the following comments:

1. For Plot 3.3, consideration will need to be made for the older living apartment blocks and boundary treatment would be essential to minimise risk of walkouts onto tram tracks.
2. For Plot C2, the impact on the uncontrolled crossing over the tram tracks would need to be considered, particularly that no additional risk will result.

## 2. General Comments

- I. A description of current baseline traffic conditions in the area.
- II. An analysis of injury accidents during a recent five-year period, commenting on whether there are any underlying patterns of injury accidents that might be affected by the development.
- III. Up-to-date traffic counts should be used in any assessments - scope to be agreed with the Local Highway Authority (LHA), TfGM UTC and HFAS. TfGM UTC can be contacted in respect of the availability of any traffic counts in the area that could be used for the assessment.
- IV. A clear estimate of the level of new traffic likely to be associated with the development, based on an inspection of similar (and similarly-located) developments across the UK (excluding London) via the TRICS (or similar) database. The assessment work should be undertaken using a person-trip approach and applying the appropriate modal share percentages from local Census data. Other methodologies to determine trip rates are acceptable but these should be fully explained in the TA.
- V. A clearly defined methodology for determining the distribution / assignment of development trips onto the network i.e. understanding of where such new traffic is likely to distribute to/from, based on data sources such a Census



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Journey-to-Work statistics and/or vehicle turning proportions at nearby junctions.

- VI. An assessment of traffic levels and impacts at the specified year of opening of the development, and at a future year at least five years later, with due regard for traffic growth (if any).
- VII. An understanding of the likely impacts of the proposed development considered alongside any other nearby committed developments.
- VIII. In the relevant TA, clear diagrams should be provided illustrating the following elements, each individually:
  - Base Flows
  - Committed Development Flows
  - Proposed Flows
  - Proposed Distribution
  - Base plus Committed plus proposed development
  - Future plus Committed plus proposed development
- IX. TfGM HFAS recommends an increase of about 30vehs/hr at a junction as an appropriate threshold for considering the necessity of a traffic impact assessment; this is in preference to a percentage-increase threshold, which tends to favour development in already heavily-trafficked areas.
- X. The scope of the junctions to be assessed by detailed modelling should be agreed with TfGM (UTC) and the LHA in advance and will depend upon the outcome of the trip assessment and distribution exercise. For this reason, TfGM would advise that a trip generation and distribution exercise should be issued before submission of the planning application. Once this is undertaken it will be possible to finalise TfGM requirements in terms of the TA. This will largely depend on the amount of trip generation.
- XI. Clear details of proposed vehicular access arrangements including general servicing arrangements. An engineering drawing should be supplied showing the changes to the road network to fully understand the impact of the proposed development.
- XII. A swept path analysis should be provided for any vehicular access.
- XIII. A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development.



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- XIV. An assessment of the likely environmental/traffic impacts of HGVs during the construction process.

### 3. Site Accessibility by Sustainable Modes

Walking and cycling should form the natural mode choice for shorter trips, and also provide a viable option to facilitate longer trips through providing easy access to public transport. New developments should connect with, and enhance, existing walking and cycling networks in their vicinity, and also provide high quality facilities and networks for walking and cycling within development sites.

The TA should include a comprehensive review of the existing provision in the vicinity of the site for all pedestrians including those with disabilities. In addition to walking distances and pedestrian desire lines, pedestrian environment (including footway condition and widths) and pedestrian safety and security should be considered. An audit of the footways in the vicinity of the development should be undertaken and improvements identified.

A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered.

The catchment area for cycling, walking and public transport should be captured in maps. The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate.

The TA should provide a review of existing public transport services (including service frequency and location of nearest stations/stops), with a view to supporting improvements to existing public transport services as required, in particular, assess the quality of the surrounding bus infrastructure i.e. upgrade to shelters etc.

The TA should include a plan clearly showing details of the proposed pedestrian and cycle access points serving the site and linkages into the surrounding area. Connectivity with local public transport networks should be highlighted. The applicant should consider measures to encourage access by sustainable modes. Possible measures include but are not limited to the provision of pedestrian crossings, cycleways, cycle parking, new/improved footway ensuring that there are linkages into existing cycle and pedestrian facilities, as well as upgrades to existing bus stops (where appropriate).



TfGM would suggest that a pedestrian survey is carried out in the vicinity of the site, as per guidance <https://www.livingstreets.org.uk/media/1434/street-review-guidance-for-web.pdf> and included as part of the TA.

It should be highlighted that LTN/120 has been introduced by the DfT and this has changed the requirements for the design of cycling provision.

Details of cycle parking facilities for the proposed development (e.g., number of spaces, location and type) should be provided and shown on plan.

#### 4. Mitigation Measures

Impacts of the development should be identified through the above assessment work. The applicant should identify appropriate mitigation to accommodate any increases in traffic generation and increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and the LHA who will be happy to work with the developer to agree an approach.

The TA should consider the impact of the development on the existing public transport networks in terms of extension of bus services, additional person trips. Mitigation measures should be considered where appropriate.

#### 5. Travel Plan

A Framework Travel Plan for the development should accompany any future planning application.

#### 6. Other

If there are any changes planned for bus infrastructure, for example relocation of existing bus stops or the creation of new bus parking areas, TfGM would request that the applicant liaise directly with TfGM's bus infrastructure team who can be contacted at [Shelters@tfgm.com](mailto:Shelters@tfgm.com).

#### 7. Suggested Useful Guidance

In relation to walking, the importance of providing and maintaining good quality footways, free from obstruction and wide enough for when they are at their busiest, is critical to encourage and maximise walking levels associated with new developments. Useful guidance on street layouts which encourage walking is provided in Manual for



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Streets (Department for Transport, 2007). MfS provides guidance on lightly trafficked residential streets, and Manual for Streets 2 (CIHT, 2010) further develops the principles of the first Manual for Streets for application in wider circumstances on busier streets, including town and district centres.

In relation to cycling, infrastructure should be designed in accordance with current Greater Manchester Cycling Design Standards, the latest version of which is available from the TfGM website or by emailing [cycling@tfgm.com](mailto:cycling@tfgm.com). In particular, connections to/from and within developments should be designed in accordance with the Key Design Criteria of Safety, Coherence, Directness, Attractiveness and Comfort. A general principle is that infrastructure should be designed to be attractive to those who do not currently cycle, in order to drive the increase in cycling's mode share.

TfGM would encourage the applicant to review the Bee Network map online via <https://www.tfgm.com> to determine whether there is an opportunity for this development to connect into the proposed Bee Network.

I hope you find these comments useful in the pre-application process. Should you wish to discuss any matter further please do not hesitate to contact the Landuse team via the details below.

Yours faithfully

Landuse Team  
Highways Department  
Transport for Greater Manchester  
Email: [landuse@tfgm.com](mailto:landuse@tfgm.com)



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Manchester City Council  
By email only

**Your ref:** EIASCO/25/010  
**Our ref:** DC/25/2716  
**Date:** 29-OCT-25

Dear Planning Team

**Location:** Plots 3.1, 2.2 & 2.1 Wythenshawe Town Regeneration Proposals Manchester

**Proposal:** Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

With reference to the above Scoping Opinion Request (Environmental Impact Assessment), United Utilities (UU) wishes to make the following comments at this early stage regarding the expectations for any future proposals and the scope of any future planning application.

The key areas for consideration by the applicant in the detailed design process and in the preparation of a planning application can be summarised as follows:

- A co-ordinated and holistic approach to the delivery of sustainable **foul and surface water drainage**. Specifically, this should include the sustainable discharge of surface water with the aim of no surface water discharge to the combined sewer
- **On Site Flood Risk** – our modelling data indicates the public sewers on site may be at risk of flooding. There is an expectation that future development proposals consider site levels and any associated flow paths to mitigate sewer flood risk.
- **Asset protection** for existing wastewater and water infrastructure which is located within or close to the scoping boundary. As detailed above, any associated asset protection or diversion measures must consider the on site flood risk and overall drainage strategy.
- **Unites Utilities Property Interests**

### **Foul And Surface Water Drainage**

The applicant must demonstrate an understanding of how foul and surface water infrastructure will be delivered as part of any future application for the site. There is an expectation for any future planning submission to provide foul and surface water drainage discharge details,

including an acknowledgement for future infrastructure requirements to support any proposed development.

Future development proposals will be expected to fully investigate the hierarchy of drainage options for surface water. Infiltration should be fully investigated prior to the submission of any future planning application. If infiltration is not feasible at this site, there is an opportunity to discharge surface water to watercourses in the vicinity of the site. Our records indicate that a culverted watercourse is directly south of the scoping boundary. Additionally, surface water bodies appear to be present to the northeast of the scoping boundary. These should be thoroughly investigated as part of a holistic approach to surface water management across the red line boundary and eventually a discharge to a more sustainable option than the combined sewer system.

Given the above, **no surface water should be proposed to discharge into the public sewer network.**

We wish to discuss this with the applicant at the earliest opportunity, to co-ordinate the management of surface water alongside the flood risk outlined below.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

### **On Site Flood Risk**

Modelling data indicates that multiple public sewers located within the scoping boundary may be at risk of flooding. This should be **considered** within the Environmental Impact Assessment (EIA's), future Flood Risk Assessments (FRA's) and drainage strategies. Thought must be given to the **ultimate point of connection for foul water** given the above information. Layouts of future proposals must consider this flood risk. Early communication between the applicant and United Utilities is critical.

As above, there should be consideration for wider overland flow and management of surface water. No direct or indirect flows should enter the combined sewer system, and the expectation is that any future scheme designed appropriately to manage sewer flood risk. The applicant is encouraged to engage in early dialogue via [SewerAdoptions@uuplc.co.uk](mailto:SewerAdoptions@uuplc.co.uk).

We request that the applicant engages with United Utilities as early as possible to ensure that potential implications of these proposals on our assets and the risk of flooding are fully understood. Level changes can alter overland flow and exceedance paths. It is important that you ensure that any potential changes to levels do not put current and future development at greater risks of flooding by changing the overland flow and exceedance paths from the existing drainage system, including the public sewers present on and in proximity to the site.

Any diversions may affect the hydraulic performance of the sewer and result in the increase and / or displacement of flood risk. Any diversion should not reduce the volumetric capacity of the

network and should not significantly increase our future sewer operational maintenance liabilities. Any such approaches must be first discussed and agreed with United Utilities.

### **Rights to Discharge to Watercourse or Other Receiving Water Body**

Should surface water be unable to infiltrate at this site, we request that all land that is necessary to facilitate a discharge to a watercourse is fully identified within any future submission. The proposal must benefit from the requisite rights of discharge to more sustainable alternatives than the public sewer for the management of surface water, e.g., a right to discharge to a water course or other water body. Acquiring the right to discharge / changing permit details can be both a lengthy and costly exercise.

### **Asset Protection**

**Multiple water mains are located within to the scoping boundary.** Water mains, and their associated easements, must be considered as part of the detailed design process. They must not be built over, nor have our access compromised. To discuss the implications of any future development proposal on our water assets, the applicant can engage early dialogue via [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk).

**Multiple public sewers are located within close proximity to the scoping boundary.** United Utilities will not allow buildings to be located in close proximity to our sewers. The applicant is advised to contact United Utilities to discuss how the presence of wastewater infrastructure within the site may impact upon the design and layout of any subsequent proposals. The applicant should contact [SewerAdoptions@uuplc.co.uk](mailto:SewerAdoptions@uuplc.co.uk) to discuss this.

Our assets will need to be fully considered as part of the design process, with the potential impacts identified at an early stage and suitable mitigation and protection measures and/or diversions incorporated into the design, construction and ongoing operation of the application site. It is critical that we are able to understand the overall impact on our assets and any potential diversion and abandonment proposals across the whole masterplan area so we can understand how each phase interacts with our assets. We recommend any future outline of full planning application submissions include a detailed site wide layout plan which confirms the proven location of existing UU assets and infrastructure in relation to the proposed development. In addition, proposed drainage, layouts and levels are intrinsically linked and it is therefore important that a holistic approach is achieved which avoids piecemeal infrastructure delivery whilst ensuring the most sustainable and cost effective drainage solution is achieved.

### **United Utilities Property Interests**

According to our records there are various legal easements located within the scoping boundary which are in addition to our statutory rights for inspection, maintenance and repair. These easements have restrictive covenants that must be adhered to. It is the applicant's responsibility to obtain a copy of the easement document, available from United Utilities Legal Services or Land Registry. The applicant must comply with the provisions stated within the document.

## **Water Supply**

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project, and the design and construction period should be accounted for.

## **Other Matters for Consideration**

### **Wastewater Adoption – Including SuDS**

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of United Utilities' Asset Standards. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost-effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

### **Water Efficiency**

We request that the development considers how water efficiency measures can be incorporated into the future detailed design of the site. There are opportunities such as rainwater recycling and water butts and we would encourage the LPA to embrace all water efficiency measures. Modern design techniques can promote measures for water recycling to reduce the impact on infrastructure requirements.

Water efficiency should be a fundamental component of any approach to carbon neutrality and we request that you clearly set out your water efficiency and sustainable drainage expectations in the delivery of new development at this site. A tighter water efficiency standard in new development has multiple benefits including a reduction in water and energy use, as well as helping to reduce customer bills. Water efficiency is therefore a key component of your journey to carbon neutrality.

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition

of any planning permission you may grant. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

## **CONTACTS**

We wish to highlight our pre-application service for developers to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of developers contacting us as early as possible. Enquiries are encouraged by contacting:

### **Website**

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the **'Live Chat'** function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

We request that a copy of this letter is made available to the future applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

**APPENDIX:**  
**Supporting information for the decision maker, applicant, developers and any other interested party**

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 5.0 'Contacts' (below).

## **1.0 DRAINAGE DESIGN**

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

### **1.1 Surface water hierarchy**

The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

The standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable.

Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site. Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

**United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water**

**have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort.**

## **1.2 Adoption and construction of drainage systems**

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

## **2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS**

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

### **2.1 Drainage design**

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

### **2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)**

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

*Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

*The development shall subsequently be completed, maintained and managed in accordance with the approved plan.*

*Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.*

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

### **3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE**

#### **3.1 Water pipelines**

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

#### **3.2 Wastewater pipelines**

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

*Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).*

#### **3.3 Water and wastewater pipelines and apparatus**

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 5.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The

actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 5.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this

instance, the developer should contact our Developer Services team as soon as possible. See Section 5.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

#### **4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES**

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 5.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 5.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

## 5.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

**Website** (including 'Live Chat'): [Building & Developing - United Utilities](#)

**Email:**

**WATER** (water mains, supply and metering): [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

**WASTEWATER** (public sewers and drainage): [SewerAdoptions@uuplc.co.uk](mailto:SewerAdoptions@uuplc.co.uk)

**SLUDGE PIPELINES:** [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

**Telephone** (Monday-Friday, 8am-6pm): **0345 072 6067**

### **GROUNDWATER PROTECTION ZONES:**

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at [Groundwater@uuplc.co.uk](mailto:Groundwater@uuplc.co.uk)

### **PROPERTY SEARCHES (FOR ASSET MAPS):**

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. Email [propertysearches@uuplc.co.uk](mailto:propertysearches@uuplc.co.uk) or call **0370 751 0101** to book an appointment.

Alternatively, a number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit [Property Searches | United Utilities](#)

### **UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):**

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: [LegalServices@uuplc.co.uk](mailto:LegalServices@uuplc.co.uk)