



Supporting Planning Statement

Brotherton House
Wythenshawe Town Centre

On behalf of Muse Places and Wythenshawe Community
Housing Group
November 2025

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1 INTRODUCTION

- 1.1 This Supporting Planning Statement (“SPS”) has been prepared by Asteer Planning LLP (“Asteer”) on behalf of Muse Places (“Muse”) and Wythenshawe Community Housing Group (“WCHG”) (“the Applicants”) in support of a Full Planning Application for a residential and extra-care development at Brotherton House, Cornfield Drive, Wythenshawe, Manchester, M22 9QX (“the Site”).
- 1.2 This application forms part of an initial residential phase of the wider plans for the regeneration of Wythenshawe Town Centre. The development is being brought forward alongside C2 The Birtles and Alpha House which will kick start transformational change across the town centre and deliver much needed high-quality affordable homes.

Site Context

The Site

- 1.3 The Site, shown edged red in Figure 1 below, extends to approximately 1.7 hectares (“ha”). It is situated to the north west of Wythenshawe Town Centre. The Site is located within the administrative boundary of Manchester City Council (“MCC”) and is situated in the Woodhouse Ward.

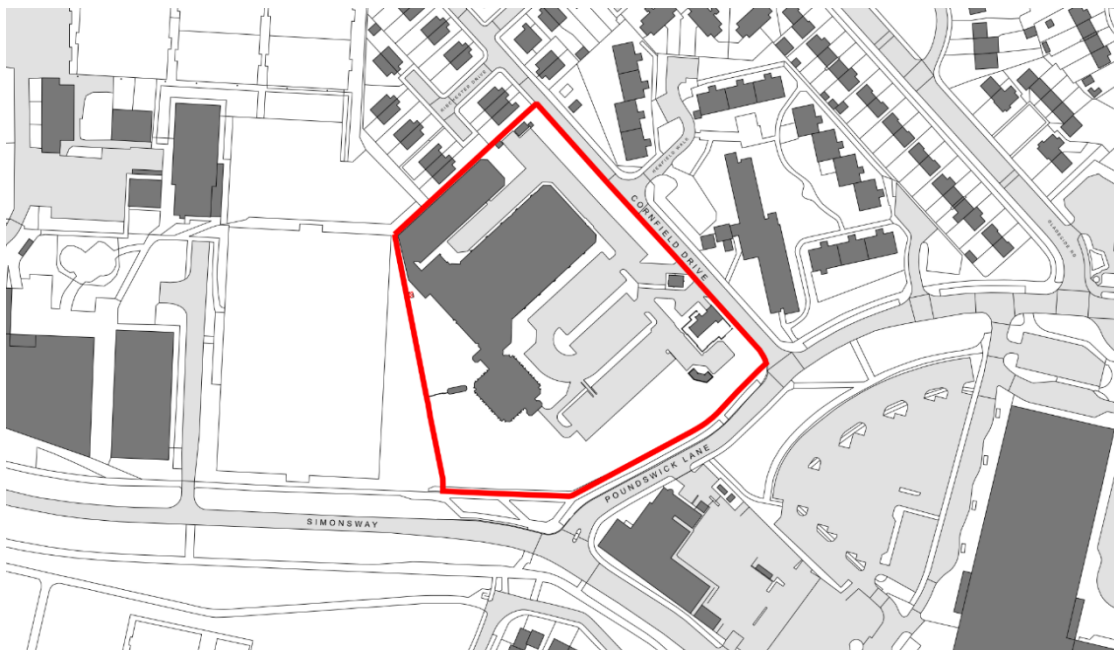


Figure 1: Site Location Plan prepared by FCBS

- 1.4 The Site comprises Brotherton House, a vacant office building formerly occupied by Lloyds Banking Group. There are also three ancillary outbuildings within the Site alongside large areas of surface car parking. It also includes established trees and vegetation around the perimeter of the Site. Vehicular access is from Cornfield Drive located in the south-eastern corner of the Site.

Surrounding Area

- 1.5 The surrounding area is characterised by a mix of different land uses. The Site is bound by existing two storey residential properties on Ribchester Drive to the north; Cornfield Drive to the east; Poundswick Lane to the south and an all-weather playing pitch with floodlights used by Manchester Enterprise Academy to the west.
- 1.6 A detailed description of the Site and wider Site Context is provided at **Chapter 3** of this SPS.

The Applicants

Muse

- 1.7 Muse is a nationwide place maker with 40 years' experience in creating mixed-use communities across the UK. Muse combines local insight with the resources and capabilities of a nationwide organisation. Muse has a long track record of delivering a positive legacy, creating opportunities for communities to prosper economically, physically, socially and sustainably. It is a key pillar of Muse's combined social impact, sustainability and placemaking strategy, known as 'Better by Muse'.
- 1.8 Following an extensive procurement process MCC selected Muse as its delivery and investment partner in August 2024 to deliver transformational investment and development across Wythenshawe Town Centre.
- 1.9 Muse is working in partnership with the WCHG to deliver the Development – with Muse acting as Developer and WCHG as the long-term owners of the Development.

Wythenshawe Community Housing Group

- 1.10 WCHG is a not-for-profit provider of social housing and is registered with the Regulator of Social Housing ("RSH") as a social landlord. WCHG is a charitable community benefit society registered under the Co-operative and Community Benefit Societies act 2014. The Group's principal activities are the development and management of affordable housing. The purpose of WCHG is:

"To provide good quality homes and services to our tenants and leaseholders and to play a leading role in creating safer, healthier communities".

- 1.11 WCHG manages more than 14,000 properties, providing homes to more than 20,000 people in Wythenshawe, South Manchester and provides local employment to circa 500 colleagues. WCHG plays a leading role in working in Partnership with MCC, statutory

partners, and voluntary groups with the aim of delivering our purpose to the tenants and communities in which we have homes, seek to build new homes and deliver services.

- 1.12 WCHG is playing a leading role in the regeneration of Wythenshawe by working in partnership with MCC and Muse to provide affordable housing. Their purpose is to address the housing shortage in Wythenshawe and Manchester and also create later living communities that allow tenants and residents to live independently and age well.

The Proposed Development

- 1.13 The Applicants are seeking Full Planning Permission for the following:

“Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings”

- 1.14 The proposed development is described fully within the Design and Access Statement (“DAS”) prepared by Feilden Clegg Bradley Studios (“FCBS”) and presented on the application drawings.
- 1.15 This SPS provides a detailed description of the development proposals at **Chapter 4**.

Vision for Wythenshawe Town Centre

The Vision

- 1.16 The re-imagining of Wythenshawe Town Centre is an opportunity to redefine the area which is rich in history and community. The vision is to transform Wythenshawe Town Centre into a vibrant, sustainable, and characterful neighbourhood by delivering:
- Around 2,000 new homes across a mix of tenures to meet the needs of a diverse community;
 - A variety of housing types, with each site designed to reflect its own identity while contributing to a cohesive sense of place;
 - High-quality, energy-efficient homes that promote health and wellbeing;
 - A mix of commercial and community spaces to create a lively and inclusive town centre;
 - A welcoming public realm prioritising pedestrians and cyclists, providing spaces to meet, play, and relax;

- An ecologically rich landscape that enhances biodiversity and brings nature into the heart of the community; and
- A strong commitment to sustainability and delivering highly energy-efficient homes.

Illustrative Masterplan

- 1.17 In October 2023, Manchester City Council launched a search for a partner to support the design, delivery, and funding of new homes across Wythenshawe Town Centre. This initiative also included the revitalisation of the Civic Shopping Centre, with the overarching goal of regenerating Wythenshawe and realising its vision for a vibrant, high-quality neighbourhood.
- 1.18 Following their selection as Development and Investment Partner, Muse, working closely with Council, key stakeholders and its technical team, prepared an Illustrative Masterplan for Wythenshawe Town Centre as shown below in **Figure 2**.

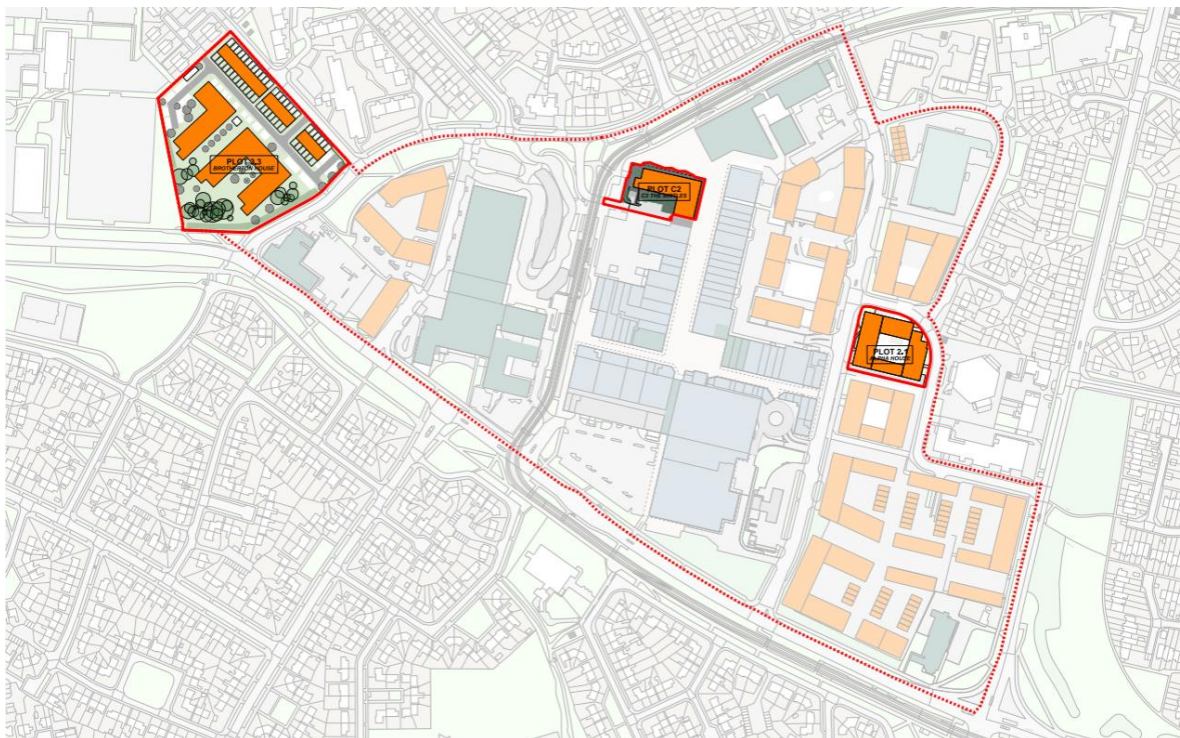


Figure 2: Illustrative Masterplan prepared by FCBS (with C2 The Birtles, Brotherton House and Alpha House)

- 1.19 The Illustrative Masterplan builds upon the vision for the area and sets out plans to deliver around 2,000 new homes across a mix of tenures and housing types to meet the needs of a diverse community. The following three residential plots are proposed to come forward as an initial phase to deliver a combined 422 new homes all of which will be affordable tenure and operated by WCHG.

- Alpha House – 125 no. apartments
- C2 The Birtles - 81 no. apartments
- Brotherton House – 191 no. dementia care/ independent living apartments and 25 no. terraced houses.

1.20 Whilst three separate full planning applications are being brought forward they have been prepared holistically. All of the Sites have had regard to the wider illustrative masterplan, key design principles, and have been developed using site wide strategies covering Biodiversity Net Gain and Car Parking.

Greater Manchester Good Growth Fund

1.21 The Greater Manchester Combined Authority (“GMCA”) have announced a £1billion Greater Manchester Good Growth Fund. As part of this, MCC will welcome around £200m investment into key growth areas for the City. The investment will focus on delivering major residential projects with a keen focus on social housing and genuinely affordable tenures, along with transformative investment in key projects.

1.22 Funding to support the ongoing transformation of Wythenshawe Town Centre and Civic Shopping Centre is expected to be announced in March 2026. £25.4m will be allocated to the regeneration programme, including investment in more than 400 new homes.

Levelling Up Fund

1.23 In early 2024, MCC were awarded £20m grant funding under the Levelling Up Fund (“LUF”) Programme by the Ministry of Housing, Communities & Local Government (“MHCLG”). The Council complemented this with a further £11.9m of match funding to deliver the following development within Wythenshawe Civic Centre:

- Culture and Creative Hub;
- Community Food Hub;
- Co-working and Enterprise Employment Space; and
- Improvements to the Public Realm.

1.24 These interventions seek to promote the Civic Centre as a vibrant and diverse centre which acts as a focal point for retail, leisure and wider services where people want to spend time. This in turn will assist the regeneration and rejuvenation of the local area.

Commitment to a Sustainable Development

- 1.25 The Applicants have a strong commitment to ensuring that the proposed development is sustainable. The development is designed to be highly energy-efficient using a fabric-first approach with insulation, airtightness and glazing standards that exceed Building Regulations Part L requirements. The proposed scheme is fully electric with no gas, supporting Manchester's ambition to phase out fossil fuels and transition towards a zero-carbon future.
- 1.26 Air Source Heat Pump hot-water systems are provided to all homes, delivering efficient, low-carbon domestic hot water, while space heating is provided by electric panel heaters in line with the fully electric, no-gas design strategy. The design includes provisions for on-site renewable energy, with photovoltaic (PV) panels planned on suitable roof areas to further reduce electricity demand and carbon emissions.
- 1.27 The proposals follow the Energy Hierarchy: first reducing energy demand through high-performance building design, then meeting demand efficiently, and finally incorporating low-carbon and renewable energy technologies. The overall strategy ensures the development delivers a highly energy-efficient, low-carbon scheme with significantly reduced energy demand and substantial reductions in operational carbon emissions.
- 1.28 A Framework Travel Plan has been produced to support the provision of sustainable transport measures, and reduce transport-related carbon emissions. The Site is well connected to public transport links and local amenities, and active travel will be encouraged through high quality public realm design, traffic calming measures, and appropriate levels of cycle parking provision. Sufficient car parking is to be provided for disabled users, without encouraging over car use
- 1.29 Further details are provided within the Climate Change Chapter of the Environmental Statement.

Scheme Benefits

- 1.30 The proposed residential developments across the three plots will generate significant local benefits as summarised below¹:
- 1.31 The Proposed Development is expected to have beneficial, but not significant impacts, in the receptors of employment and economy and education. The wider Development Project is also expected to have beneficial impacts on these two receptors, the former of

¹ Taken from Chapter 6 Socio-Economics' of the accompanying Environment Statement

which is expected to be significant, if brought forward in line with the aspirations set out in the development framework.

- 1.32 During the operational phase, it is anticipated that the Proposed Development will have significant beneficial impacts on the receptors of deprivation and employment and economy. The wider Development Project area is expected to have significant beneficial impacts on the receptors of population, deprivation, housing and employment and economy, if brought forward in line with the aspirations set out in the development framework.
- 1.33 Accounting for mitigation and enhancement measures, it is not anticipated that neither the Proposed Development or the wider Development Project area will have any adverse significant impacts.

Environmental Impact Assessment ('EIA')

- 1.34 The EIA Regulations require an EIA must be undertaken. Whilst the proposed development does not constitute Schedule 1 development for which an EIA is mandatory, it is classified under Schedule 2 development. The EIA Regulations identify a series of thresholds for Schedule 2 projects to assist with establishing whether the potential for significant environmental effects exists such that an EIA would be required. The EIA Regulations state that for Urban Development Projects an EIA may be required if:

"(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares."

- 1.35 The Proposed Development, as part of a cumulative assessment, therefore exceeds the thresholds set out above in terms of dwelling numbers and overall area of development. In addition, the EIA Regulations require that any development project falling within the description of a 'Schedule 2 Development', should also be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of factors such as its nature, size or location (Regulation 2b).
- 1.36 In accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018), a formal EIA Scoping Request was made to MCC on 15 October 2025, proposing that the following Chapters be 'scoped-in':

- Socio-economics and Health; and
- Climate Change.

- 1.37 On 10 November 2025 MCC issued a Scoping Opinion which confirmed that the scope proposed was acceptable.
- 1.38 A global Environmental Statement (“ES”) has therefore been prepared to support this application, covering the chapters listed above, and also the separate applications but interlinked planning applications for C2 The Birtles and Alpha House. The ES and its appendices form one global document relating to each application and assesses the proposed redevelopment of all three residential plots including the in-combination effects with the wider development scheme.
- 1.39 It should be noted that in terms of the assessing the wider Wythenshawe Town Centre development proposal the ES focuses on the envisaged quantum of development included within the vision presented in the Wythenshawe Civic Centre DF. This is due to the DF being an approved MCC document and therefore a material consideration in the determination of this planning application. The Masterplan proposals represent a progression of this vision and are therefore included within this SPS.

Public Consultation and Engagement

- 1.40 The Applicants have undertaken extensive pre-application consultation with MCC Officers, the Wythenshawe community and key stakeholders prior to the submission of this planning application. The pre-application engagement has been conducted in accordance with MCC’s Statement of Community Involvement (“SCI”) (2025), National Planning Policy Framework (“NPPF”) (2024), and the Localism Act.
- 1.41 A SCI has been prepared by Font Communications which details in full the relevant engagement undertaken and accompanies this planning application.

Supporting Information

- 1.42 This SPS is intended to address relevant planning considerations and in particular, the case for residential development at the Site. It considers the proposals in light of local and national planning policy together with any other material considerations.
- 1.43 The application is accompanied by a suite of supporting documents, the scope of which has been prior agreed with MCC Planning Officers through pre-application discussions. A schedule of supporting documents and application drawings is enclosed at **Appendix 1**.

Structure

1.44 The structure of the SPS is as follows:

- **Chapter 2: Scheme Benefits** – outlines the social, environmental, and economic value of the proposal.
- **Chapter 3: Site Context** – provides a description of Site's location, characteristics, accessibility credential and planning history.
- **Chapter 4: Proposed Development** – provides a description of the proposed development, breaking down the key elements of design and the proposals.
- **Chapter 5: Planning Policy Context** – highlights the key planning policies at a national and local level, together with other material considerations, which are relevant to the determination of this planning application.
- **Chapter 6: Assessment of the Proposed Development** – provides an assessment of the proposed development against relevant planning policies.
- **Chapter 7: Other Technical Considerations** – summarises the conclusions of the technical reports and assessments submitted with this planning application.
- **Chapter 8: Affordable Housing Statement** – provides information relating to Affordable Housing provision.
- **Chapter 9: S111/ S106 Draft Heads of Terms** – sets out the proposed S111 agreements of the proposals.
- **Chapter 10: Summary and Conclusions** – draws together the key points identified throughout the SPS, summarising the key planning considerations and the benefits of the proposals.

2 SCHEME BENEFITS

- 2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is the Applicant's position that the proposed development is consistent with the Statutory Development Plan when read as a whole and is therefore acceptable in planning policy terms.
- 2.2 For the avoidance of doubt, the proposed development would bring about a suite of economic, social and environmental benefits which are summarised below.

Social Benefits

- 2.3 The proposed development will strong, vibrant and healthy communities. In particular the proposed development will:
- Redevelopment of a vacant and underutilised brownfield site to deliver a high-quality housing development, which is in a sustainable location with good access to jobs, services and facilities;
 - Contributing to the national and local policy objective to significantly boost the supply of high-quality affordable housing for a range of different people's needs;
 - Contributing to the supply of suitable purpose built older persons accommodation;
 - Enabling older people to live independently for longer (i.e. through several decades of their lives) which has positive benefits on the health and social care sector, providing greater choices for older people to ensure that they have access to suitable accommodation that is most appropriate to their needs; and
 - Actively managing the properties to ensure that they are well maintained, safe, secure and meet the needs of residents.
 - The proposed development promotes healthy, inclusive and safe places which:
 - Promotes social interaction through the services and facilities available on the Site encouraging a sense of community;
 - The proposed development has incorporated secure by design principles following consultation with Greater Manchester Police ("GMP") ensuring a safe and accessible community;

- Enables and supports healthy lives, both promoting good health and preventing ill-health through the extra-care provision.

Economic Benefits

2.4 The proposed development will contribute towards building a strong, responsive and competitive economy. The economic benefits that would be delivered by the Development include:

- The proposed development will generate around 409 temporary FTE jobs per annum, and the generation of £147m GVA.
- The net additional construction jobs to be supported as a result of the proposed developments within the region is expected to be 165 jobs per annum.
- The proposed development's forecast construction expenditure is anticipated to generate a total of £32m GVA
- Once operational residents of the proposed development are anticipated to spend £1.9m on retail and £0.6m on leisure in the local area annually.
- The new resident expenditure from the proposed development could create demand for around 9 no. retail jobs and another 9 no. leisure jobs
- The direct and indirect jobs associated with the Proposed Development are anticipated to generate a total GVA of £4.8m at the regional level.

Environmental

2.5 The proposed development will not result in significant harm to the natural environment. In particular, the proposed development will:

- Delivering well-designed, high-quality buildings that positively respond to local context;
- Creating high-quality landscaping and private amenity space for residents that enhances the local area;
- Securing at least 10% biodiversity net gain;
- Planting of an additional 64 no. new trees;
- Taking a fabric first approach to building design and incorporating low carbon technologies including EV charging points, Air Source Heat Pumps and PV panels

to reduce carbon emissions associated with the proposals and the energy bills for residents;

- Creating high-quality landscaping and private amenity space for residents which positively enhances the local area;
- Utilising the sustainable location of the plots close to amenities, facilities, services and public transport to reduce the need for cars and surface parking.

Summary

- 2.6 Overall, the proposal represents sustainable development, in accordance with Paragraph 8 of the Framework (2024), and will deliver a number of economic, social and environmental benefits.

3 SITE CONTEXT

- 3.1 This Chapter outlines the Site's location, characteristics, accessibility credential and planning history. It also provides a description of the Site's current status and physical attributes.

The Site

- 3.2 The Site measures approximately 1.7ha and comprises Brotherton House, a part five storey part single storey office building (comprising a net internal floorspace of 8,856sqm) previously occupied by Lloyds Banking Group which has been vacant since 2024. The multi-storey office building sits to the south west of the Site connecting to a single storey building extending north which occupies a significant portion of the Site, with a servicing yard adjacent to the north. The existing building is of red brick construction with thin, elongated windows running vertically down the building. The single storey element comprises similar red brick. The south east of the Site comprises a single storey security building controlling access from Cornfield Drive, ancillary office building, and bike shelter constructed from the same red brick.
- 3.3 The Site is bound along its eastern, southern, and western perimeters by hedgerow with a concentration of mature trees in the south western corner. Elements of landscaping occupy the south of the Site, with a surface car park present in the Site's centre.

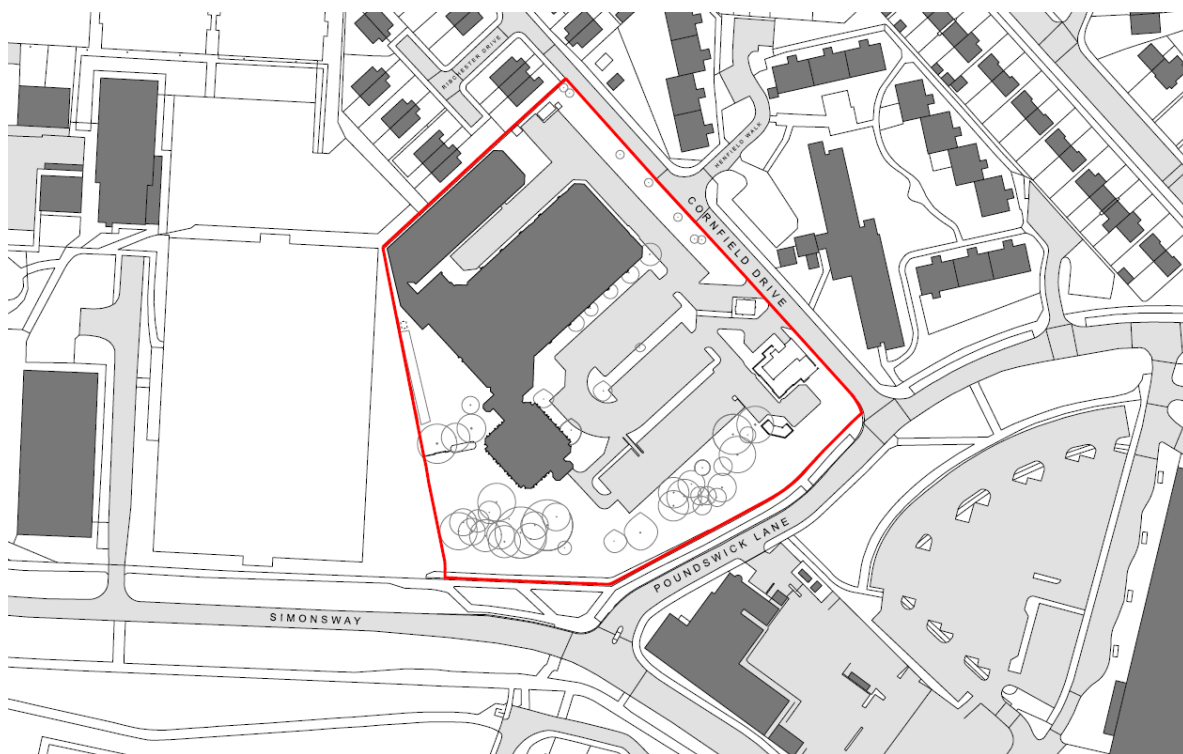


Figure 3: Existing Site Plan prepared by FCBS

Existing Access

- 3.4 The main vehicular access onto the Site is via Cornfield Drive to the south-eastern corner of the Site. Currently, there is a barrier and security that denotes this main entrance. Pedestrian access is available from Cornfield drive through the same access point as for vehicles.

Site Designations

- 3.5 The Site is not subject to any statutory or non-statutory nature conservation, landscape or heritage designations as summarised below:

- **Heritage** – There are no heritage assets within the Site boundary. The nearest heritage asset is within 400m to the south east of the Site – William Temple Memorial Church, a Grade II Listed Building (ref: 1376597) – however, the building is not visible from the Site itself.
- **Flooding** – The Site is located within Flood Zone 1 (low probability of flooding). According to the Environment Agency’s Surface Water Map however, the Site is subject to low, medium, and high annual likelihoods of surface water flood risk. These areas of risk are largely present on the areas of surface car parking immediately adjacent to the office buildings.
- **Public Rights of Way** – There are no Public Rights of Way (“ProW”) crossing the Site.
- **Ecology and Biodiversity** – The Site does not contain any ecological designations, including Sites of Special Scientific Interest (“SSSI”) or Special Protection Areas (“SPA”).
- **Landscape** - The Site is not located in an Area of Outstanding Natural Beauty (“AONB”), or any other area designated for its landscape value.
- **Trees** – There are no Tree Preservation Orders (“TPOs”) on Site.
- **Air Quality** – The Site is not located within an Air Quality Management Area (“AQMA”).

Surrounding Area

- 3.6 The Site is situated adjacent to Wythenshawe Town Centre which is subject to extensive regeneration efforts as outlined previously in Chapter 2. It is bound by existing two storey residential properties on Ribchester Drive to the north; Cornfield Drive and the two storey residential complex of Henfield Walk to the east; Poundswick Lane and the Town Centre

to the south and an all-weather playing pitch with floodlights used by Manchester Enterprise Academy to the west.

Accessibility

- 3.7 The Site is in a sustainable and accessible location within Wythenshawe Town Centre. It is accessible via walking, cycling and public transport especially through multi-modal trips as set out below.

Pedestrian

- 3.8 The Site is situated within a highly accessible area, with a number of complimentary uses within walking distance. The number and type of existing accessible amenities within 500m of the Site is presented in **Figure 4** below.

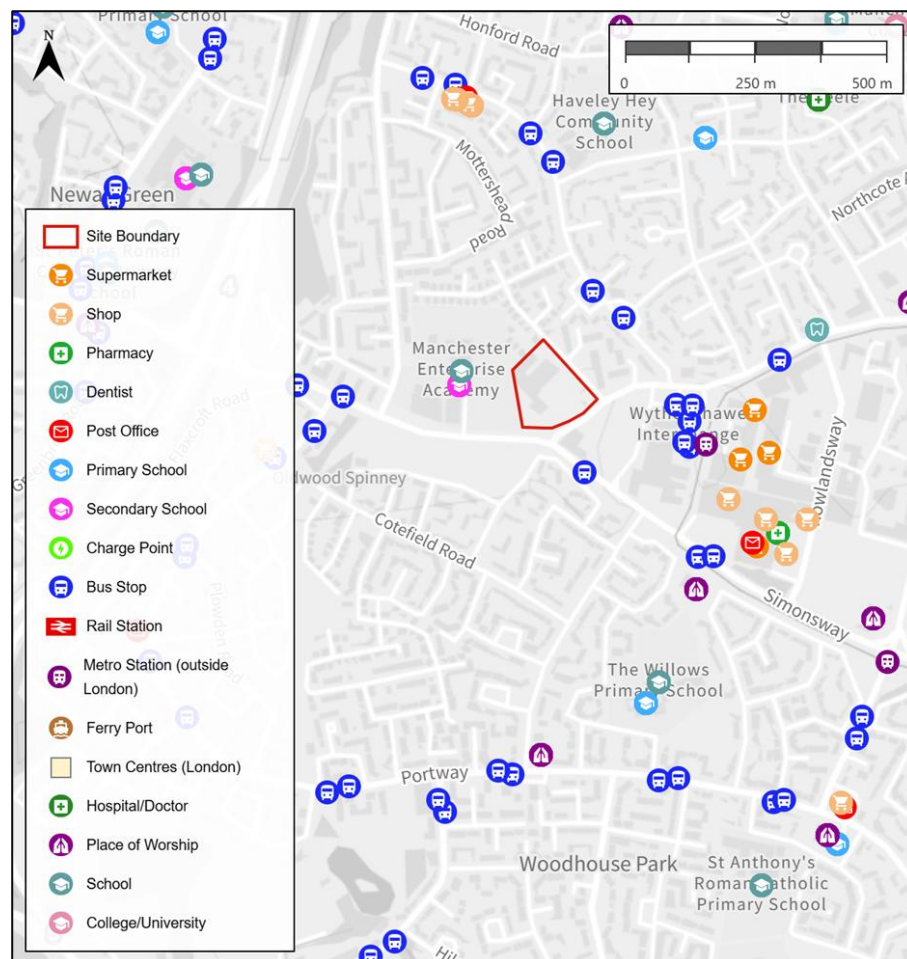


Figure 4: Existing Accessible Amenities (Source: Curtins Transport Assessment, 2025)

- 3.9 The Site is located along the Core Walking Route through the centre of Wythenshawe with a pedestrian route running through the centre of the Civic Centre. From the southern boundary of the Site, the Core Walking Route travels east along Simonsway, crossing Poundswick Lane at the signalised crossing. The route continues along a segregated footpath, before crossing the Forum Leisure Centre car park at zebra crossing islands.

- 3.10 The pedestrian infrastructure which connects the Site to the above amenities is generally well maintained and there are well lit, wide footways with a number of controlled crossing points across key roads.

Cycle

- 3.11 The 5.5km average cycle catchment encompasses Wythenshawe, Gatley and Heald Green including key transport links. The catchment also extends as far as Northern Moor to the north, Cheadle to the east, Woodhouse Park to the south, and Hale to the west. The 8km catchment extends further to Didsbury, Gillbent, Manchester Airport, Altrincham, and Brooklands.
- 3.12 Cycle routes around the Civic Centre are largely routed to the perimeter, however, connect to crossing facilities in which cyclists would be expected to dismount and continue on foot. There are traffic-free cycle routes along the entirety of Simonsway and large sections of Poundswick Lane.

Public Transport

- 3.13 The Site has a Greater Manchester Accessibility Level ("GMAL") of 6 providing very good accessibility in terms of both the conventional public transport network (i.e. Bus, Metrolink and Rail) and Greater Manchester's Local Link (flexible transport service), taking into account walk access time and service availability.

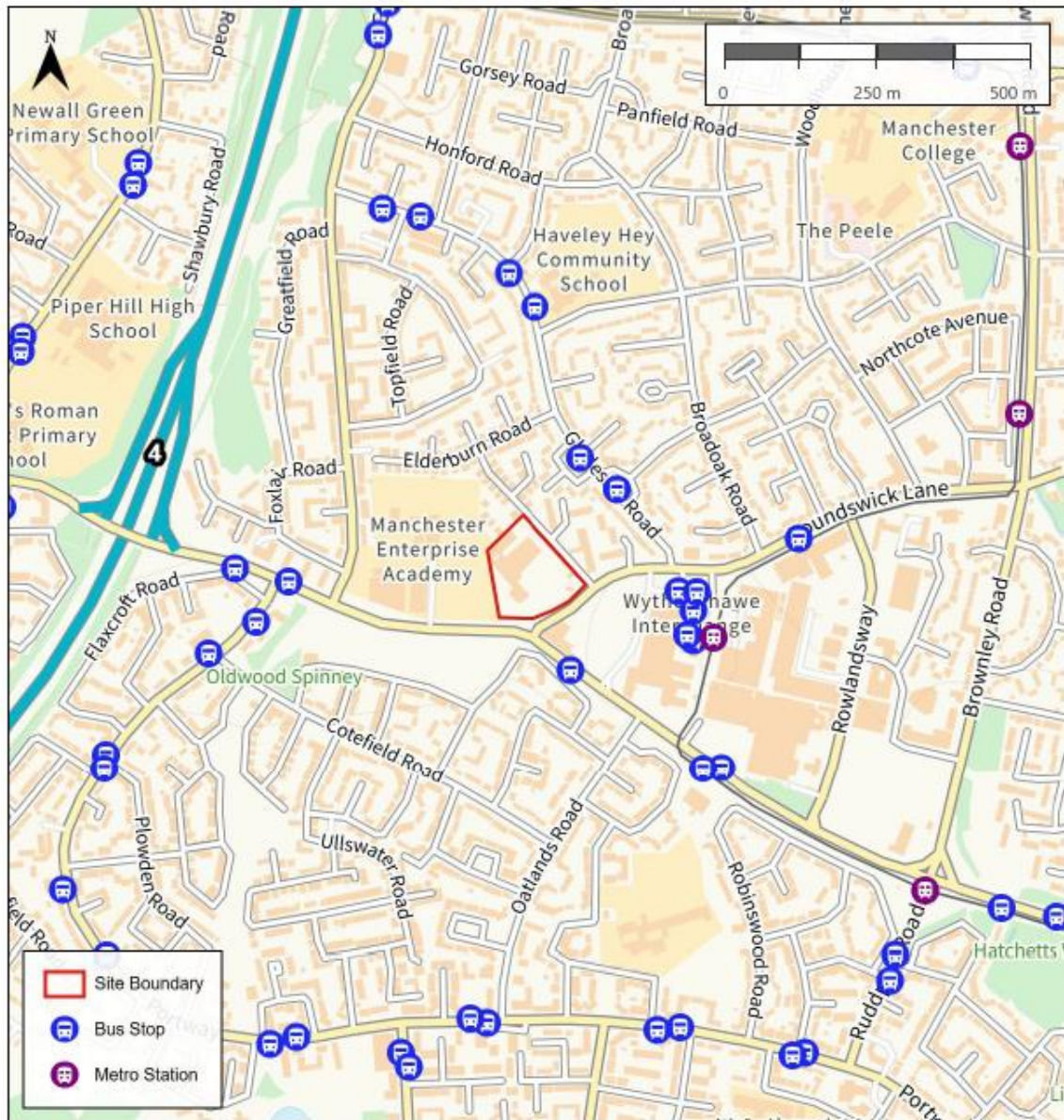


Figure 5: Public Transport Network within vicinity of the Site (Source: Transport Assessment, Curtins, 2025)

Metrolink

3.14 The Site is highly accessible by public transport with Wythenshawe Town Centre Metrolink stop within a 250m walk to the east. Wythenshawe Town Centre Metrolink stop sits on the Navy Line with regular direct services to Manchester Airport and Manchester Victoria via Market Street. The navy line runs every:

- 12 minutes between 6:00 and 00:00 Monday to Saturday;
- 24 minutes between 00:00 and 01:00 Friday to Saturday; and
- 15 minutes between 07:00 and 00:00 on Sundays.

- 3.15 Further connections to the wider Metrolink service can be made at St Werburgh's Road, Piccadilly, St Peter's Square, and Cornbrook which facilitates travel to East Didsbury, Rochdale, and the Trafford Centre.

Bus Service

- 3.16 Wythenshawe Interchange is located within a 250m walk to the east of the Site. The Interchange provides regular bus services to:

- Altrincham (Services 11 and 249)
- Manchester Airport (Services 43, 103, and 248)
- Stockport (Services 11 and 368)
- Macclesfield (Service 130)
- Piccadilly Gardens (Services 43, 101 and 103), and
- Eccles (Service 248).

Services and Facilities

- 3.17 **Figure 6** overleaf identifies the existing accessible services and amenities within 500m walk of the Site – a distance considered 'Desirable' by the Chartered Institution for Highways and Transportation ("CIHT") in relation to trips associated with the proposed development. The following amenities are connected by the pedestrianised zone of the Civic Centre:

- Wythenshawe Interchange within 400m;
- Manchester Enterprise Academy within 200m;
- Wythenshawe Town Centre (containing retail offers – JD Sports, Superdrug, Holland and Barrett, Sue Ryder, Poundland, and others) within 450m;
- Multi-storey Car Park within 470m; and
- Asda Wythenshawe Superstore (including a Pharmacy and Post Office) within 480m.

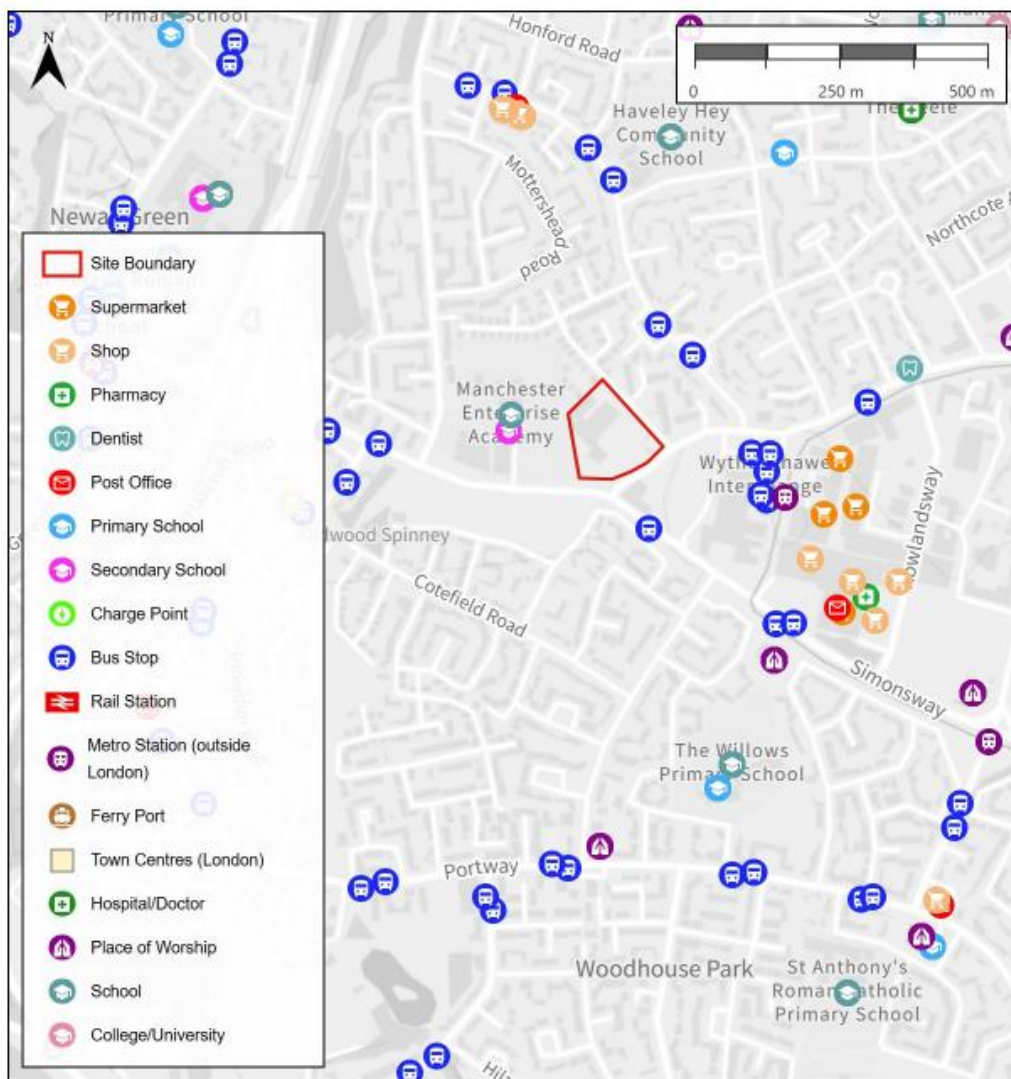


Figure 6: Existing accessible amenities within 500m of the Site (Source: Transport Assessment, Curtins, 2025)

Summary of Accessibility

- 3.18 It is considered the Site is clearly accessible by sustainable modes of transport, which are also usable by those with limited mobility and are wheelchair accessible. The surrounding area exhibits very good levels of pedestrian and cycling infrastructure, and there are a number of public transport opportunities within acceptable walking distance of the Site.

Relevant Planning History

- 3.19 Whilst the site has a detailed planning history, none is of relevance to the proposed residential planning application.
- 3.20 In terms of planning applications in the vicinity the following are of specific relevance (as shown on **Figure 7**):

- Prior Approval (LPA Ref: 141628/DEM/2024) application for the demolition of Alpha House was granted on 24th December 2024 paving the way for the full planning application to be brought forward for residential development.
- Prior Approval (LPA Ref: 142088/DEM/2025) for the demolition of the former Peacocks Store was granted on 6th February 2025. This approval facilitated the creation of the new public square proposed to be located in its place. The improvements to the public realm are being undertaken utilising permitted development rights and Section 278 works.
- Full planning permission (LPA Ref: 142287/VO/2025) for the change of use of the Former Co-operative Department Store for a new Community Hub including external alterations and associated works was granted by MCC on 13th June 2025.

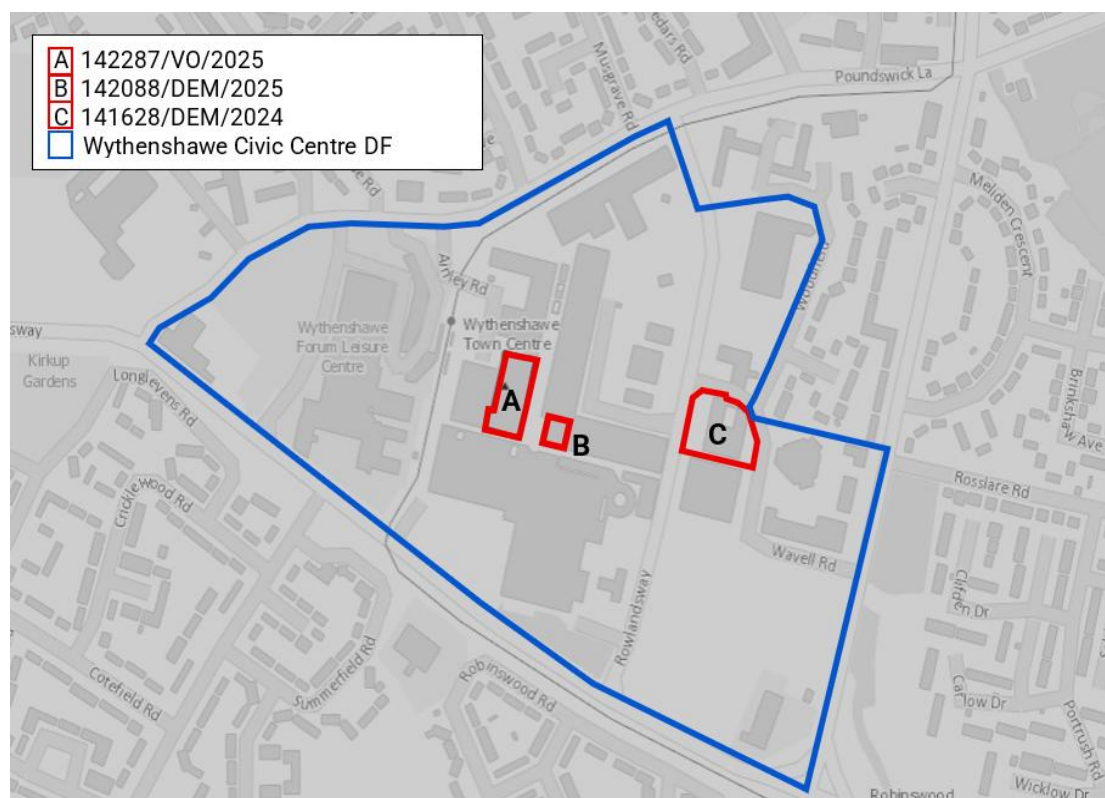


Figure 7: Recent Planning Permissions in the Wythenshawe Development Framework Area.

Source: (adapted by Author: <https://pa.manchester.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>)

Summary

- 3.21 This chapter sets out the Site's physical context with the current built form comprising a multi-storey office building, surface car park, and areas of landscaping. The Site is in a sustainable and accessible location in proximity to Wythenshawe Town Centre. There are multiple public transport options available within close proximity to the Site which make it easy for people to travel without the use of private car. The Site is therefore an excellent location for new residential and extra care development to meet identified needs.

4 PROPOSED DEVELOPMENT

- 4.1 This Chapter describes the proposed development for which full planning permission is sought. The proposed development is described in full within the DAS prepared by FCBS and presented on the accompanying application drawings.

Masterplan Wide Strategies

- 4.2 As set out earlier in this SPS, this application forms the first phase of residential planning applications being progressed as part of the wider regeneration plans for Wythenshawe Town Centre (alongside C2 The Birtles and Alpha House).
- 4.3 In order to ensure that a comprehensive approach to development is secured for each of these residential plots, Masterplan Wide Strategies have been developed and applied to applications being progressed. The following strategies have been prepared and submitted as part of this planning application:
- Illustrative Masterplan;
 - Car Parking Strategy; and
 - Biodiversity Net Gain Strategy.
- 4.4 The proposed development has been developed in accordance with these Masterplan Wide Strategies.

Description of Development

- 4.5 The proposed description of development is as follows:

“Erection of extra care apartments (Use Class C2), independent/ retirement living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings”

Demolition

- 4.6 The existing office building and its associated ancillary buildings are proposed to be demolished. A Framework Construction Management Plan and Demolition Plan accompanies this planning application. The gross external area to be demolished is 8,856sqm.

Use and Amount

- 4.7 The proposed development is for a 100% affordable tenure residential development which comprises of three development blocks split into the following uses:

- 109 no. Extra care apartments (including dementia care) (Use Class C2) situated in the south of the Site;
- 82 no. Older living apartment for adults aged over 55 (Use Class C3) situated in the north of the Site; and
- 25 no. terraced houses (Use Class C3) situated along the eastern edge of the Site.
- Total – 216no. dwellings.

4.8 All of the proposed apartments accord with NDSS requirements. The area schedules for each element are shown in Tables below.

Table 1: Dementia and Extra Care Apartment Block Use and Amount

Proposed Level	GF	1	2	3	4	Total		NDSS Compliance
Residential NIA (m²)	807	1,569	1,569	1,569	1,569	7,082		-
Block GIA (m²)	2,121	2,149	2,149	2,149	2,149	10,718		-
Unit Mix						Total		-
Dementia: 1no. Bed 2no. Person	6	-	-	-	-	6	6%	100%
Dementia: 2no. Bed 3no. Person	4	-	-	-	-	4	4%	100%
Extra Care: 1no. Bed 2no. Person	1	8	8	8	8	33	30%	100%
Extra Care: 2no. Bed 3no. Person	2	16	16	16	16	66	60%	100%
Total	13	24	24	24	24	109	100%	100%

Table 2: Older Living Apartment Block Use and Amount

Proposed Level	GF	1	2	3	4	Total		NDSS Compliance
Residential NIA (m²)	800	986	986	986	986	4,744		-
Block GIA (m²)	1,273	1,273	1,273	1,273	1,273	6,364		-
Unit Mix						Total		-
Apartment: 1no. Bed 2no. Person	7	7	7	7	7	35	43%	100%

Apartment: 2no. Bed 3no. Person	7	10	10	10	10	47	57%	100%
Total	14	17	17	17	17	82	100%	100%

Table 3: Terraced Houses Use and Amount

Proposed Level	GF	1	2	Total		NDSS Compliance
Residential NIA (m²)	955	955	497	2,407		-
Block GIA (m²)	1,016	1,016	527	2,559		-
Unit Mix				Total		-
House: 2no. Bed 3no. Person (2st)	12	-	-	12	48%	100%
House: 4no. Bed 6no. Person (3st)	13	-	-	13	52%	100%
Total	25			25	100%	100%

Table 4: Other Use and Amount

Use	Amount (m²)
Substation GIA	70
External Cycle Store	32

Layout

- 4.9 The Site contains three distinctive sub-plots with areas of access and landscaping linking them together. The eastern edge of the Site is occupied by three terraced blocks of houses, as you enter the Site the extra care block occupies the southern section of the Site, and as you move north the older living apartments occupy the northern section of the Site.



Figure 8: Proposed Site Plan prepared by FCBS

Dementia and Extra Care Apartments

- 4.10 The apartments occupy the central southern section of the Site and form a 'U' shape orientated to face south west. The ground floor is occupied by a mix of 1 and 2 bedroom dementia and extra care apartments.
- 4.11 The southern wing contains the lift and stair well, water tank and sprinkler room, multipurpose space, kitchen, dining room, scooter store (with 22no. spaces) and second stair well and lift with attached cleaner store, comms room and utilities.
- 4.12 The northern wing contains lift and stair well at its western tip. The eastern edge contains reception and post area, office room, treatment room, WHCG common room, laundry room, WC and changing place, two switch rooms, refuse store, scooter store (24no. spaces) lounge and stair well and lift with attached cleaner store, staff WC and utilities.
- 4.13 Levels 1-4 present 8no. extra care apartments per level. The stair wells and lifts remain consistent across all levels.

Older Living Apartments

- 4.14 The apartments occupy the north west of the Site and form an 'L' shape, with the longest edge east to west. The ground floor is occupied by a mix of 1 and 2 bedroom apartments. The south east corner has a scooter store with 21no. spaces. There are two stair wells

and lift sections – one at the western tip and one in the central spine. Extending north from the central spine is a refuse store, water tank, and sprinkler room.

- 4.15 Levels 1-4 present 10no. apartments per level. The stair wells and lifts remain consistent across all levels.

Terraced Houses

- 4.16 The terraced houses occupy the north eastern edge, facing Cornfield Drive, of the Site with a mix of 2, 4 and 6 bed dwellings. Driveways and front gardens face north east and rear gardens face south west.
- 4.17 The ground floors for the 2no. storey houses contain a kitchen, WC, and open plan dining and lounge area. The ground floors for the 3no. storey houses contain kitchen, WC with shower, and open plan dining and lounge area. Stairs are mirrored on the internal walls of each terraced block.
- 4.18 The first floors for all houses contain 2no. double bedrooms to the front and rear, with a bathroom in the centre.
- 4.19 The second floors of the 3no. storey houses contain 2no. double bedrooms to the front and rear, with a bathroom in the centre.

Appearance and Scale

- 4.20 The appearance and scale of each block of the proposed development is described below.

Dementia and Extra Care Apartments

Scale

- 4.21 The extra-care block is proposed to be 5 storeys in height with an AOD of 16.8m.
- 4.22 The older living block is proposed to be 5 storeys in height with an AOD of 16.8m.

Appearance

- 4.23 The entrance for the extra-care block is set back into the building providing a sheltered space at arrival. Floor to ceiling windows provide clear visibility both into and out of the entrance area.
- 4.24 The older living apartment entrance is complete with a PPC Aluminium single-leaf glazed door with glazed fixed side panel.
- 4.25 The southern gables of the Extra Care and Apartment blocks are stepped in plan to break down the massing and express the internal plan arrangement of homes. The colour

palette is taken from surrounding buildings and the existing Brotherton House to show a red and brown colour with a darker 'outer' and lighter 'inner'. Both apartment block's elevations are ordered by a 'top', 'body' and 'base' approach with a subtle shift in colour, pattern and texture. The 'outer' 'top' utilises a stretcher bond brickwork with a cross pattern, the 'body' utilizes pressed panels below window that shift in colour to reinforce the articulation, and the 'base' utilizes horizontal banding to ground the buildings. The 'inner' represents a similar elevation order with a colour palette of white, buff, and grey. The apartments blocks feature windows as Juliette balconies to living spaces and a silled windows with a pressed panel to bedrooms.

Terraced Houses

- 4.26 The terraced housing provides a mix of 2no. (with an AOD of 12m) and 3no. (with an AOD of 9m) storey dwellings to reflect the surrounding residential context with a single step in height across the three terraced blocks. The terraced houses adopt a pitched roof form to fit the neighbouring form of houses further along Cornfield Drive. Window formats are shared with the larger blocks (Extra Care/Apartment) to create a common language of windows across the development. The front doors are completed in a dark green to provide an interesting finish against the red and brown colour palette of the elevations – similar to the colour and texture of the 'outer' of the larger blocks.

Landscaping

- 4.27 A landscaped area to the south provides an attractive south-facing space for residents, providing a soft barrier to the adjacent Poundswick Lane. The garden areas include gated gardens for the apartment block and extra-care block and a community garden which is available to be accessed to all residents. Further details are shown on the Landscape General Arrangement Plan (ref: 8704-PLA-XX-XX-D-L-00).
- 4.28 The retention of existing trees has been a key driver of the masterplan layout and everything has been done to retain as many trees on site as possible. A large collection of existing trees remains in the southwest corner, here the landscape will be naturalised with wildflower planting and informal mown paths.

Dementia and Extra Care Apartments

- 4.29 The extra care communal lounge spaces extend into landscaped areas to provide fully accessible spaces with level pathing, generous seating provision with perches and handrails. Shelters provide protection from the rain and shade from the sun to promote use across the seasons. Raised planters allow residents to engage with planting and growing.

- 4.30 The dementia garden has been designed with the Friendly Design Guide produced by the Dementia Services Development Centre and is to be referenced throughout the space.

Terraced Houses

- 4.31 The terraced houses will feature secure boundaries with low walls and fences with planting features to soften the boundaries. To the rear, a path leads through the garden and patio area to the back gate and opportunity is given to residents to personalise their space.

Access and Servicing

Access

- 4.32 The town houses will provide driveway access from dropped kerbs for each 25no. dwellings. Primary access for the dementia and extra care block and the older living apartment blocks is retained from the existing point from the east at Cornfield Drive. From this access, an internal vehicle route serves an area of parking in the south east corner, an area for loading at the eastern edge of the dementia and extra care block, and an area of parking and loading in the north west corner of the Site.
- 4.33 Pedestrian access is available from along Cornfield Drive for the town houses with a gated rear access present for each dwelling also. Pedestrian access for the older living apartments is provided from the northern edge of the block, the eastern corner into the scooter store, the southern corner into the stair well and lift area, and from the rear into the central spine. The dementia and extra care block is primarily accessed from the eastern edge, directly opposite the Cornfield Drive access point, which enters into a reception area. Alternative access is provided into the scooter stores and refuse stores to allow ease of servicing.

Servicing and Waste Management

- 4.34 All residential blocks are provided with an internal refuse room in accordance with MCC's GD04 Waste Storage and Collection Guidance for New Developments. Refuse collection vehicles access the site from Cornfield Drive and their associated movements have been tracked through the landscape masterplan to ensure movements are appropriate.

Extra Care & Apartment Blocks

- 4.35 Residential refuse to be collected from a single refuse room accessed from an off-street loading/ service area for each block that has provision for the collection vehicle. Marked loading bays are present at the entrance to the dementia and extra care block and to the

north of the older living apartment block. These bays are integrated into the landscape design and can be used by minibus and ambulance services.

4.36 In respect of specific provision, the proposed development provides:

- 10 x general refuse x 1100 litre;
- 5 x pulpable recycling x 1100 litre;
- 5 x mixed recycling x 1100 litres; and
- 4 x food waste x 240 litres.

4.37 The internal bin stores to the apartment block and extra care block accommodate containers for waste and recycling, located within one room for ease of access / recycling. Waste and recycling streams are clearly separated by colour coded containers. The internal bin stores are lobbied and ventilated. External double doors are provided to facilitate collection.

4.38 It is proposed that the bins are collected on a weekly basis.

Terraced Houses

4.39 Each dwelling has individual refuse storage for four wheeled bins. Refuse collection vehicles will stop local to each house and collect from Cornfield Drive. Appropriate access is available from Cornfield Drive.

4.40 It is proposed that the bins are collected on weekly basis.

Safety and Security

4.41 An initial consultation meeting was conducted with GMP on October 2nd 2025, during the concept design stage. The purpose of this engagement was to provide a scheme overview and identify specific areas requiring detailed review as the site layouts progressed.

4.42 The following measures have been included within the scheme proposals:

- **Site boundaries and secure lines** - The site layout has been carefully refined with the landscape architect to ensure secure boundaries are provided where necessary for the security and safety of residents. Boundaries are secure, with 2.2m and 1.8m fences provided. These fences are integrated into the landscape through strategic planting, softening the visual appearance of the secure line. Entrances to private residents' garden spaces are via secure, lockable gates. The

dementia garden, requiring an enhanced level of security, is accessed via two secure lines, with a second gate provided as a backstop. To the housing, rear gardens are enclosed by secure 1.8m fencing.

- **Site entrances** - Building frontages, including glazed corners to the extra care and apartment blocks have been designed to help activate and animate the street scene from key vehicle and pedestrian views into the site. These frontages help to increase the sense of surveillance and security to the site entrance. Clear lines of sight exist between the site entrance and the building entrance, increasing opportunity for site surveillance and eliminating 'blind spots'.
- **Building entrances** - Primary entrances to both the extra care block and the apartment blocks are designed with chamfered openings. This architectural approach serves to articulate the main points of access while simultaneously mitigating sharp external corners at the building entrance. This design improves sightlines on the approach to the main entrance and maintains a covered, recessed area to satisfy statutory accessibility requirements. Within the extra care building, a direct line of sight is provided from the staffed concierge/reception area to the main entrance and the site vehicle access route, enhancing surveillance capabilities.
- **Apartment entrance** - In order to access individual apartments, at least two lines of security will be encountered – the secure building entrance and the individual apartment entrances, which will be provided with secure lockable doors.
- **Doors and windows** - Specification of doors and windows will ensure security and safety of residents through compliance with an agreed standard which is determined in the accompanying Crime Impact Strategy
- **Cycle stores** - A secure, shared cycle store is provided for the apartment building and extra care block. This is centrally located between the two blocks, and behind the secure line of the site boundary, access via locked gates. A second line of security is then provided as the cycle store will be a secure, lockable building. A window or vision panel will be provided to improve surveillance and ensure safety of users of the scooter store. CCTV strategies are yet to be developed, but it is assumed that this area would be covered by the strategy and the area monitored by site staff.
- **Scooter stores** - These are provided within the building to improve accessibility for building users. Direct external access is provided, through secure lockable doors.

A window or vision panel will be provided to improve surveillance and ensure safety of users of the scooter store. CCTV strategies are yet to be developed, but it is assumed that this area would be covered by the strategy and the area monitored by site staff.

Parking

4.43 The proposal is served by 90no. spaces with 14no. disabled bays (representing a 50% provision which is a similar provision to other WCHG housing schemes). This is broken down as:

- Extra Care: 25 spaces (including. 14 disabled bays);
- Later Living Apartments: 30 spaces; and
- Terraced Houses: 25 spaces (equivalent to 1no. space per dwelling accessible via dropped kerbs).

4.44 Further parking is provided by 46no. scooter spaces are available in the dementia and extra care block and 21no. scooter spaces in the older living apartments. 68no. cycle store spaces are also accessible from the centre of the Site. Each house would have 1 cycle space per home.

Operational Management

4.45 An Operational Statement has been prepared by WCHG and enclosed within **Appendix 2** which sets out relevant details in relation to proposed care provision and residential management.

Summary

4.46 This Chapter summarises the key elements of the proposed development for which full planning permission is sought. The proposed development is for a 100% affordable tenure residential scheme which comprises of three development blocks split into extra care apartments, independent / later living apartments for adults aged over 55 and terraced houses. The proposed development forms the first phase of residential developments being brought forward within Wythenshawe Town Centre which will provide plenty of choice from family homes to elderly living, and affordable and social rent apartments.

5 PLANNING POLICY CONTEXT

- 5.1 This section of the SPS sets out the key planning policies at the national and local level, together with other material considerations, which are relevant to the determination of this planning application. A full schedule of relevant planning policy is set out in **Appendix 3**.

The Development Plan

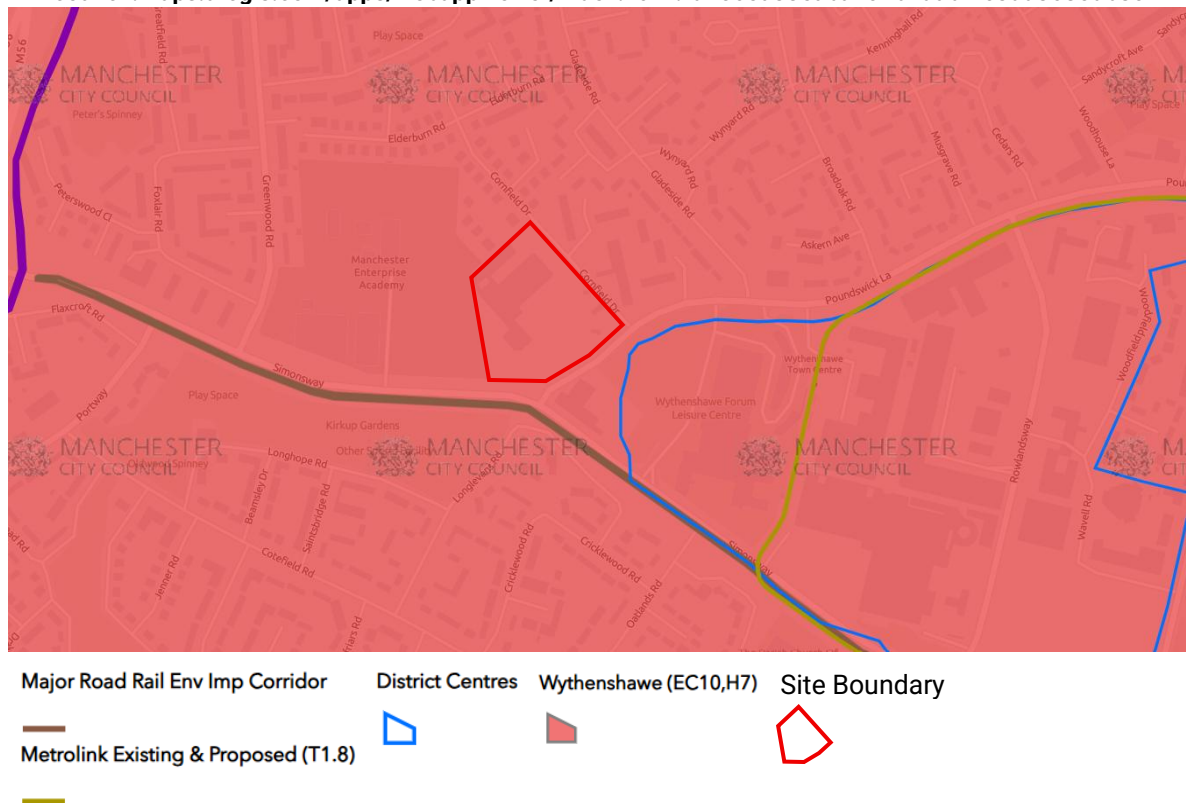
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 The relevant adopted Development Plan documents for the Site comprises:
- **Places for Everyone Joint Development Plan** (adopted March 2024) ("PfE");
 - **Manchester Core Strategy** (adopted July 2012) (addendum added March 2024 following PfE adoption);
 - **'Saved' Policies of the City of Manchester Unitary Development Policies** (adopted July 1995) ("Saved UDP");
 - **Greater Manchester Joint Waste Development Plan Document** (adopted April 2012); and
 - **Greater Manchester Joint Minerals Plans** (adopted April 2013).

- 5.4 There are no policies within the Greater Manchester Joint Waste Plan or Greater Manchester Joint Minerals Plan of relevance to the determination of the applications. As such, no further consideration has been given to these documents within this SPS.

Site Designations

- 5.5 The Site is designated by MCC's adopted Policies Map to be within the following areas:
- Aerodrome Safeguarding Core Strategy Policy DM 2; and
 - Wythenshawe – Core Strategy Policy EC 10 and Policy H 7

Figure 9: Extract from Manchester City Council Planning Policy Map. Source: <https://mcr-council.maps.arcgis.com/apps/webappviewer/index.html?id=565a33eaba904b2dabf4c3dd8685db80>



Places for Everyone Joint Development Plan

- 5.6 The Places for Everyone ('PfE') Joint Development Plan Document has been produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan – minus Stockport who pulled out) to facilitate jobs, new homes, and sustainable growth across Greater Manchester. It has been published by the Greater Manchester Combined Authority ('GMCA') on behalf of the nine districts. The PfE Development Plan Document took effect and became part of the Statutory Development Plan for each of the nine PfE authorities on 21st March 2024.
- 5.7 The following PfE policies are listed in full in **Appendix 2**:
- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
 - Policy JP-H2: Affordability of New Housing
 - Policy JP-H3: Type, Size and Design of New Housing
 - Policy JP-H4: Density of New Housing
 - Policy JP-Strat 9: Southern Areas;
 - Policy JP-S1: Sustainable Development;

- Policy JP-S2 Carbon and Energy;
- Policy JP-S3 Heat and Energy Networks;
- Policy JP-S4: Flood Risk and the Water Environment;
- Policy JP-S5: Clean Air;
- Policy JP-S6: Resource Efficiency;
- Policy JP-G6: Urban Green Space;
- Policy JP-G7: Trees and Woodland;
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity;
- Policy JP-P1: Sustainable Places;
- Policy JP-P6: Health;
- Policy JP-C1: An Integrated Network;
- Policy JP-C2: Digital Connectivity;
- Policy JP-C5: Streets for All;
- Policy JP-C6: Walking and Cycling; and
- Policy JP-C8: Transport Requirements of New Development.

Manchester Core Strategy (2012)

- 5.8 The Core Strategy 2012 - 2027 was adopted by MCC on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. It was updated in March 2024 following the adoption of PfE. The 'Addendum to Manchester Core Strategy 2024' outlines the policies that have been superseded.
- 5.9 The following Core Strategy policies are relevant to the proposed development and set out in full within **Appendix 2**.
- Policy EC10 Wythenshawe;
 - Policy H7 Wythenshawe;

- Policy H 8 Affordable Housing;
- Policy H10 Housing for people with additional support needs;
- Policy DM 2 Aerodrome Safeguarding;
- Policy EC 2 Existing Employment Space;
- Policy EN 1: Design Principles and Strategic Character Areas;
- Policy DM 1: Development Management;
- Policy H 2: Strategic Housing Location;
- Policy C 8: Local Centres;
- Policy PA 1: Developer Contributions;
- Policy EN 4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;
- Policy EN 5: Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure;
- Policy EN 8: Adaptation to Climate Change;
- Policy EN 9: Green Infrastructure;
- Policy EN 14: Flood Risk;
- Policy EN 15: Biodiversity and Geological Conservation;
- Policy EN 16: Air Quality; and
- Policy EN 17: Water Quality.

Saved Unitary Development Plan Policies

5.10 The Manchester Core Strategy replaced much of the Unitary Development Plan policies. However, there are some policies that remain extant. The following policies are relevant to this application:

- DC7.1 - New Housing Development;
- DC22.1 - Footpath Protection; and
- DC26.1 - Development and Noise.

Emerging Planning Policy

- 5.11 MCC published its Local Development Scheme in March 2025. It sets out the preparation programme for the new development plan documents over the next three years. Consultation on the Regulation 18 draft began on the 31st July 2025 with the predicted Adoption of the Local Plan to fall on 31st July 2027.
- 5.12 The Plan contains Draft Policies for Wythenshawe (Policy SGL 10 and Policy C 6) outlining that the Wythenshawe District Centre is expected to undergo significant regeneration including the delivery of 2,000 homes in the adjacent area. This regeneration aims to provide a mix of uses including residential and complimentary ground floor uses in the primary shopping area. Draft Policy H4 'Supported Housing' outlines that the Council will be supportive of scheme that will *"diversify options for older people, in particular scheme that support independent living such as Retirement Housing, Extra Care Housing and Senior co-housing communities"*.
- 5.13 Given the stage of preparation, the emerging Local Plan is afforded limited weight in planning decisions. However, it outlines the intended direction of travel in terms of local planning policy.

Other Material Considerations

- 5.14 There are a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include:
- National Planning Policy Framework ('NPPF') (adopted December 2024);
 - National Planning Practice Guidance ('NPPG') (adopted March 2014);
 - Supplementary Planning and Guidance Documents;
 - Council Strategies;
 - Evidence Base Documents.

National Planning Policy Framework

- 5.15 The NPPF was revised in December 2024. It sets out the Government's planning policies and guidance and how this is to be applied. The NPPF is a material consideration in the determination of planning applications. The key paragraphs relevant to this planning application are set out below:
- Paragraph 11 – Presumption in favour of sustainable development;

- Paragraph 61 – Boosting the supply of homes and ensuring that a sufficient amount and variety of land can come forward where needed;
- Paragraph 63 – Meeting the needs of a range of people in respect of size, type and tenure of housing;
- Paragraph 71 – Mixed tenure sites;
- Paragraph 110 – Development in sustainable locations;
- Paragraph 124 – Making effective use of the land;

5.16 Paragraph 135 – Design consideration.

National Planning Practice Guidance

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

5.18 The 'Housing for older and disabled people' PPG states that:

"the need to provide housing for older people is critical People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking." (Paragraph: 001 Reference ID: 63-001-20190626)

5.19 Furthermore, the PPG goes on to make clear that not all older people have the same housing needs with some seeking for accommodation that would allow them *"to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they wish"* (Paragraph: 012 Reference ID: 63-012-20190626) whereas others need a more formal institutionalised setting to live.

5.20 Paragraph: 010 Reference ID: 63-010-20190626 outlines the different types of specialist housing for older people which can include:

- **Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.
- **Retirement living or sheltered housing:** This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.
- **Extra care housing or housing-with-care:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Supplementary Planning and Guidance Documents

Guide to Development in Manchester SPD (April 2007)

- 5.21 This document is split into three sections with part one including the supplementary planning document, part two providing guidance, and part three implementation. Part one provides information regarding design, accessibility, environmental standards housing mix, and parking guidelines. Part two provides guidance on the City's character areas, including district centres where a mix of uses is promoted alongside a well-designed, active frontages and public realm features. It is noted that on-site car parking will not be an automatic requirement, and opportunities to deliver well-designed, secure parking for the whole centre will be explored. Part three asserts how the guide can be implemented.

Waste Storage and Collection Guidance for New Developments (September 2023)

- 5.22 This document sets out the standards for waste storage and collection, it largely mirrors the parameters set in the Manchester Residential Quality Guide. It adds that, 0.43m² of space should be provided per apartment with food waste accounting for 10 litres per apartment. Planning applications for all new developments, conversions and changes of use must include a waste management strategy. This strategy must include:
- Estimated volumes and types of waste produced by the development;
 - Details of internal and external stores for both waste and recycling, including any plans and designs;
 - Location of the proposed collection point and details of the route the collection vehicle will take;
 - Details of how waste will be transferred between stores and to the collection location;
 - Details of number and capacity of bins proposed and collection frequency.

Net Zero Design Guidance (March 2025)

- 5.23 In March 2025, GMCA published three net zero guidance documents with a supporting proforma. Their objective is to aid the delivery of PfE Policies JP-S2 Carbon and Energy and JP-S3 Low Carbon Heat, and to deliver Truly Affordable Net Zero (TANZ) homes. It states building design measures should be considered immediately, from the start of the development process, and should ensure operational net zero carbon design.
- 5.24 The first document sets out the policy components and energy hierarchy of the PfE. The second document focuses on low carbon heat and the geographic areas it can be implemented - including Wythenshawe Centre. The third document outlines the proforma to be completed to evidence net zero metrics.
- 5.25 A more detailed summary is provided in the Energy Chapter submitted with this application.

Council Strategies

Manchester Housing Strategy (2022-2032)

- 5.26 The Manchester Housing Strategy sets out the long-term vision to deliver the homes that people want and need. It is built around the following four vision principles:
1. Increase affordable housing supply and build more new homes for all residents;
 2. Work to end homelessness and ensure housing is affordable and accessible to all;

3. Address inequalities and create neighbourhoods where people want to live;
4. Address the sustainability and zero-carbon challenges in new and existing housing.

Manchester Climate Change Framework 2020 – 2025

- 5.27 The Manchester Climate Change Framework (2020-2025) was published in February 2020 and sets out the Council high level strategy for Manchester to be a thriving, zero carbon, climate resilient city.

Manchester Green and Blue Infrastructure Strategy 2015

- 5.28 The Manchester Green and Blue Infrastructure Strategy (MGBIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development.

Manchester Enabling Independence Accommodation Strategy 2022-2032

- 5.29 The Enabling Independence Accommodation strategy looks to improve housing options to meet people's needs and better enable their independence. It sets out our aspirations around improving care and support at home, accessible design, and adaptations, and improving our supported housing offer and move on options. The strategy sets out four objectives:

1: Work collaboratively to identify the need and demand for homes that will better enable independence.

2: Ensure better care and support at home.

3: Build the supported housing we need and improve pathways into it.

4: Improve "move on" from temporary supported housing into good quality independent accommodation.

Evidence Base Documents

Manchester Housing Needs Assessment (2023)

- 5.30 This report sets out the current specialist housing provision alongside the future predicted requirements for Manchester. It outlines a modelled need up to 2039. It forecasts an older person accommodation requirement for 7,520 residential units (Use Class C3), 612 extra care units and 884 residential care units (Use Class C2). It also suggests housing-based provision for dementia (this is part of the supply as some schemes provide dementia-friendly accommodation) for 198 units.

- 5.31 Although a specific need for Wythenshawe is not detailed, the assessment identifies an affordable need by bedroom size and dwelling type for South Manchester shown in the table 5 below.

Table 5 – Affordable Housing Need

Number of Bedrooms	Social / Affordable Rented	Affordable Home Ownership	Total Affordable
1	93	8	100
2	203	53	256
3	93	48	142
4	10	0	10
Total	399	109	508

- 5.32 It is stated that in the South Manchester sales market, the demand for affordable properties remains robust, particularly in Wythenshawe.

Summary

- 5.33 This Chapter has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of this planning application. The next chapters of this Statement provides an assessment of the proposed development against the Development Plan and other material considerations.

6 ASSESSMENT OF THE PROPOSED DEVELOPMENT

- 6.1 This Chapter provides an assessment of the proposed development against the relevant land use policies within the adopted Development Plan, national guidance and other material considerations.

Principle of Development

- 6.2 There are two key matters important to determining whether the principle of development is acceptable at the Site:

1. Loss of Employment; and
2. Principle of Residential Development.

Loss of Employment

- 6.3 Core Strategy Policy EC 2 Existing Employment Space states that (emphasis in bold) *“the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:*

- *The existing use is un-viable in terms of business operations, building age and format;*
- *The existing use is incompatible with adjacent uses;*
- *The existing use is unsuitable for employment having had regard to the Manchester – Salford – Trafford SFRA; or*
- ***On balance, proposals are able to offer greater benefits in terms of the Core Strategy’s vision and spatial objectives than the existing use.”***

- 6.4 The Site comprises a former office building and ancillary buildings that have been vacant since 2024, having been formerly occupied by TSB and then most recently Lloyds Banking Group as an office / computer science centre since the building was built in the 1970s. Lloyds Banking Group have since relocated to a new site within Manchester City Centre. In respect of the development potential of the buildings on the Site, the existing buildings were assessed for their ability to be retained and reused as part of the early design process. However, many factors including layout, structural constraints and daylighting concluded that the buildings are dilapidated and unfit for purpose leading to its proposed demolition and redevelopment.

- 6.5 It is the Applicant's position that Clause 4 of Core Strategy Policy EC 2 applies as the proposed development aligns with wider regeneration aspirations for Wythenshawe which has been a longstanding aspiration of MCC, key stakeholders and the local community. As set out earlier in this SPS, the Site was acquired by MCC in November 2024 with a key reason being that the Site was of *"strategic importance to the wider regeneration of the Wythenshawe District"*. This aspiration is also continued and reflected within Draft Manchester Local Plan Policy SGL 10 (Wythenshawe Centre and Adjacent Areas) which aims to deliver sustainable new homes across the area.
- 6.6 Whilst the Site is not included within the Development Framework (2023), it is a Site that has been identified within the updated Masterplan (following MCC's acquisition) as being key to ensuring that new residential opportunities come forward as part of the overall target for the regeneration of Wythenshawe to deliver more than 2,000 new mixed-tenure homes.
- 6.7 The loss of existing employment floorspace would be further mitigated through the wider regeneration plans for Wythenshawe. The current Masterplan includes provision for the delivery of new employment opportunities within the Civic Centre, primarily directing commercial and retail uses along the main High Street (The Birtles / Hale Top frontage).
- 6.8 The proposed redevelopment of the Site for residential-led mixed use development would therefore secure a more viable, long-term use of a brownfield site, making efficient use of the land. The Site's proposed loss as an existing employment site would not detrimentally impact MCC's employment land supply as other areas within the Wythenshawe Masterplan area are being progressed to provide employment opportunities ensuring that any loss would be sufficiently mitigated. Furthermore, the proposed development would also provide greater benefits contributing to the wider regeneration plans for Wythenshawe along with the suite of economic, social and environmental benefits as set out in **Chapter 2** of this SPS. On this basis, the loss of employment space is justified in accordance with Core Strategy Policy EC 2.

Principle of Residential Development

- 6.9 At a national level, Paragraph 61 of the NPPF states *that "it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community."*

- 6.10 Paragraph 63 goes on to clarify different groups that should be catered for within this mix of housing types including *“older people (including those who require retirement housing, housing-with-care and care homes)”*.
- 6.11 Paragraph 125 (c) states that substantial weight should be given to using suitable brownfield land within settlements for homes and other identified needs and that proposals for which should be approved unless substantial harm would be caused.
- 6.12 At a local level, Core Strategy Policy H1 identifies the need for approximately 60,000 new dwellings to be provided in Manchester between 2009 and 2027. Manchester has since adopted the Joint Development Plan, Places for Everyone in March 2024 which set out housing delivery in Manchester until 2039. PfE Policy JP-H1 sets out in Table 7.2 the minimum delivery rate for Manchester as 3,533 units per year.
- 6.13 Specifically for Wythenshawe, Core Strategy Policy H7 states that *“the Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy New high quality, high density development will be encouraged within the District Centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe’s garden city character. There is also the potential for additional family housing for sale.”* Manchester Draft Local Plan Policy SGL 10 further outlines that Wythenshawe District Centre is expected to undergo significant regeneration with the adjacent areas delivering up to 2,000 new homes. It then goes to say that development will provide a mix of housing types, sizes and tenures including affordable housing.
- 6.14 The proposed development complies with the general principles of the NPFF in relation to significantly boosting the supply of homes and making effective use of previously developed land. The Site is identified as falling within Wythenshawe District Centre whereby the principle of residential development is considered acceptable in both adopted and emerging local plan policies.
- 6.15 The Site is located on the edge of the Civic Centre where housing is one of the primary land uses. It is sustainably located within walking distance to public transport services, as well as other amenities and services located in the local area. Having regard to the wider regeneration proposals for Wythenshawe, the Site has been identified as a logical housing site by MCC and the proposals will positively contribute to the Council’s housing requirements in respect of type, tenure and mix.
- 6.16 The proposed development is for high quality residential development that would meet the specific needs of a range of people with regards to:

Affordability

- 6.17 The proposed development is for 100% affordable housing which exceeds the requirement of Core Strategy Policy H8 which sets out a requirement to provide at least 20% affordable housing. Further details is provided within the Affordable Housing Statement at Chapter 9.

Dwelling Size and Mix

- 6.18 Supporting text to Core Strategy Policy H7 states that the Housing Needs Assessment 2007 showed that Wythenshawe had a predominance of family housing. It then outlines that new residential development which addresses under-occupancy of family housing by providing more suitable accommodation for current occupants will therefore be encouraged. The proposed development has been developed in coordination with WCHG and having due regard to the latest Housing Needs Assessment (2023).
- 6.19 The proposed development provides the following dwelling and tenure mix:

Table 6 – Proposed Dwelling and Tenure Mix

Affordable Housing Tenure	1B / 2P apartment	2B / 3P apartment	2B/4P Houses	4B/6P Houses	Total
Apartments, Extra Care for social rent (Extra Care scheme)	Dementia Care: 6 Extra Care: 33	Dementia Care: 4 Extra Care: 66			109
Apartments, Assured tenancies for social rent, Later Living scheme.	35	47			82
Houses, Assured Tenancies for Social rent (The houses)			12	13	25
Total	74	117	12	13	216

- 6.20 The Table above shows that the proposed development would deliver a mixture of dwelling sizes and types enabling future residents to live in properties which are appropriate to their needs and family size.
- 6.21 In terms of the housing typologies, all of the dwellings will be compliant with Nationally Described Space Standards ("NDSS") as well as being M4(2) compliant.

Specialist Homes for Older People

- 6.22 Core Strategy Policy H10 states that proposals for accommodation for people with additional support needs will be supported where:
- *There is not a high concentration of similar uses in the area already.*
 - *Where it will contribute to the vitality and viability of the neighbourhood.*
 - *Where there would not be a disproportionate stress on local infrastructure such as health facilities.*
- 6.23 As outlined within Chapter 3 of this Statement, there is a clear and obvious need to deliver more specialist homes for older people with the Housing for Older and Disabled People PPG setting out that the need to provide housing for older people is critical.
- 6.24 For Manchester, the most recent Housing Needs Assessment (2023) forecasts an older person accommodation requirement for 7,520 residential units (Use Class C3), 612 extra care units and 884 residential care units (Use Class C2). It also suggests housing-based provision for dementia for 198 units. Furthermore, a Health Scrutiny Committee held 15 January 2025 ²provides an update on extra care housing developments. It suggests an additional 1,260 extra care apartments with an average capacity of 80 apartments per scheme, will be needed during the next 20 years.
- 6.25 The proposed development provides homes for adults aged over 55 who have a range of needs from those who require specialist care (i.e. dementia care), extra care and those who wish to continue living independently for as long as possible. It would therefore meet the identified need for such developments in Manchester in area where there is not already a high concentration of similar developments in the area.
- 6.26 As set out earlier in this Chapter, the Site is located within close proximity to the existing services and amenities of Wythenshawe Civic Centre. The Civic Centre is expected to undergo significant regeneration in the future where the most recent Masterplan has been developed having had consideration to the existing local infrastructure and how this can be improved to cater for new developments coming forward.

² Manchester City Council Health and Scrutiny Committee
(<https://democracy.manchester.gov.uk/documents/s51690/Update%20on%20Extra%20Care%20Housing%20Developments.pdf>)

6.27 Having regard to the above, the proposals accord with Core Strategy Policy H10 and Paragraph 63 of the NPPF.

Summary

6.28 This Chapter of the SPS has demonstrated that:

1. The proposed redevelopment of the Site for residential-led mixed use development would provide greater benefits contributing to the wider regeneration plans for Wythenshawe. On this basis, the loss of employment space is justified in accordance with Core Strategy Policy EC 2.
2. The Site is identified as falling within Wythenshawe District Centre whereby the principle of residential development is considered acceptable in both adopted and emerging local plan policies.
3. The proposed development complies with the general principles of the NPPF in relation to significantly boosting the supply of homes and making effective use of previously developed land.
4. The proposed development is for high quality residential development that would meet the identified need as outlined within Chapter 3 of this SPS. It would also meet the specific needs of a wide range of people with regards to affordability and meeting the needs of the elderly on a brownfield site in a sustainable location.

6.29 It is considered that the proposed development is compliant with Core Strategy Policies EC2, H1, H7, H8, H10, PfE Policy JP-H1 and Paragraphs 61, 63 and 125 of the NPPF.

7 OTHER TECHNICAL CONSIDERATIONS

- 7.1 This Chapter summarises the other technical assessments and surveys undertaken and assesses the proposals against the relevant Development Plan policies and other material considerations.

Design, Scale and Appearance

- 7.2 A Design and Access Statement has been prepared by FCBS and should be read in conjunction with the SPS. Good design is highlighted in national planning policy to be a key aspect of sustainable development with the importance placed on creating better places to live and work. Core Strategy Policy EN1 expects new development in Manchester to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City. In addition, Core Strategy Policy DM1 also states that all development should have regard for the impact on the surrounding areas in terms of the design, scale and appearance of the proposed development and the character of the surrounding area.
- 7.3 The DAS provides a summary of the local context of the Site including the local character, typologies and built form. It also outlines how the proposed development has had regard to the nine foundational principles that encompass the place-making vision and objectives as set out within the Wythenshawe Town Centre Masterplan. This has influenced the proposals in terms of design, scale and appearance as described in Chapter 4 of this SPS.
- 7.4 The design evolution of the scheme has been developed following the consultation process undertaken by the Applicants. In respect of scale and massing, the proposed development has taken influence from the existing footprint of Brotherton House with the extra-care and apartment block extruding to a consistent massing of 5 storeys. Furthermore, the southern gables of the Extra Care and Apartment blocks are stepped down in plan to break the massing down further. The terraced houses are proposed to be a mixture of 2 and 3 storeys in height to be in keeping with the existing heights of the neighbouring properties along Cornfield Drive. The terraced houses have a pitched roof form to match the existing design of the residential properties within the local area.
- 7.5 In respect of the elevational approach, a red brown colour palette is proposed taking inspiration from the local Wythenshawe buildings and applied to each of the blocks.
- 7.6 Overall, the proposed scheme has been designed to provide a high-quality residential development that adheres to the requirements of Core Strategy Policies EN 1 and DM 1, reinforcing the sense of place and local distinctiveness. The proposed development will

be well-designed, have regard to local character and context, employ a high-quality material palette, and incorporate measures to aid energy efficiency, in accordance with PfE Policies JP-H1, JP-H3, JP-H4, and JP-P1; Core Strategy policies EN 1, DM 1, EN 4, EN 6, EN 8; and paragraph 135 of the Framework.

Residential Amenity

- 7.7 Policy DM 1 of the Core Strategy states that all development should have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

Daylight / Sunlight

- 7.8 GIA have undertaken a Daylight / Sunlight assessment which has been submitted in support of this planning application. The technical analysis demonstrates that with the proposed development in place, all neighbouring residential properties will meet the numerical targets identified in the BRE guidelines for daylight and sunlight. As such the effects of the proposed development upon the daylight and sunlight of neighbouring residential properties would not be noticeable and would not have a detrimental impact on amenity. Therefore, the proposal complies with policies Core Strategy policies EN1, DM1, PfE policies JP-P1 and paragraph 130 of the NPPF.

Noise

- 7.9 A Noise Impact Assessment has been undertaken by Hilson Moran and submitted with this planning application. This includes a summary of the noise and vibration assessment that have been undertaken in respect of internal noise and vibration levels within the habitable areas of the proposed development.
- 7.10 Preliminary façade calculations indicate that suitable internal noise levels can be achieved on the most exposed (noisiest) residential façade with the use of standard double glazing achieving a minimum sound reduction performance of 30 dB Rw+Ctr. Passive ventilation strategies with acoustically rated trickle vents (32 dB Dn,e,w) would be appropriate where natural ventilation is targeted.
- 7.11 A preliminary assessment of noise ingress during periods of overheating conditions indicates that, if dwellings are likely to experience overheating during summer months, the Proposed Development can utilise open windows.
- 7.12 With regards to building services plant, suitable plant noise emission limits have been specified in accordance with MCC's planning requirements, together with preliminary

advice to inform the evolving services design. All fixed plant will be designed so that their combined noise emissions achieve the limits.

- 7.13 There are not expected to be any increases in road traffic flows due to the Proposed Development and impacts of changes in road traffic noise are therefore expected to be negligible. Consequently, this has not been assessed.
- 7.14 Having regard to the above, the proposed development complies with Core Strategy H12, EN1, PfE policies JP-C8 and paragraph 187 (e), 198 (a) and 224 (c) of the NPPF.

Air Quality

- 7.15 An Air Quality Assessment has been undertaken by Hilson Moran and submitted with this planning application. This concluded that there is a Low to Negligible risk of dust soiling during demolition, earthworks and construction, and trackout activities. With regards to fugitive PM10 emissions during the construction phase the risk is classified as Low to Negligible for demolition, earthworks, construction and trackout activities.
- 7.16 Through good site practice and the implementation of suitable mitigation measures, the impact of dust and PM10 releases will be minimised. The residual effect of the construction phase on air quality is therefore not significant.
- 7.17 Based on findings, it is reasonable to expect that future pollution concentrations should continue to decrease with the implementation of local air quality initiatives and plans and therefore it is concluded that site specific mitigation to protect existing and future users of the Proposed Development from poor air quality is not required.
- 7.18 Overall, with the recommended mitigation measures in place (construction phase only), the proposals would be compliant Core Strategy policy EN19, CC5, EN7, DM1, PfE policy JP-S4, JP-S3, JP-S5, JP-C1, JP-C4, and paragraph 110 and 119 of the NPPF.

Waste Management

- 7.19 In accordance with MCC's GD 04 Waste Storage and Collection Guidance for New Developments, Appendix E – Waste Management Strategy has been completed and is submitted with this planning application. Further details have been provided at **Chapter 4** of this Statement.
- 7.20 Having regard to the above, the proposed waste management strategy at the Site is therefore in accordance with Core Strategy Policies DM1 and EN19.

Crime Impact Assessment

- 7.21 A Crime Impact Statement has been prepared by Greater Manchester Police, Design for Security, and it submitted as part of this application.
- 7.22 The report states that from a crime prevention perspective, the positive features of the development include: the scheme design is of a high quality; there will be an appropriate balance in the mix of housing and the orientation of accommodation, focusing activity on appropriate areas of the site and surroundings; and, secure car and cycle parking facilities have been included.
- 7.23 To enhance the security of the proposals it is recommended to secure the buildings appropriately and encourage high quality in the private and public realm to stimulate activity and supervision of the spaces around the development.

Highways and Accessibility

- 7.24 A Transport Assessment and Travel Plan has been prepared by Curtins and submitted with this application.
- 7.25 The Site is accessible by sustainable modes of transport. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are several public transport opportunities within acceptable walking distance of the Site.
- 7.26 Additionally, measures are proposed in the accompanying Interim Travel Plan to increase the level of walking, cycling and public transport use to and from the site, and to reduce reliance on the private car.
- 7.27 The proposed development provides on-site parking as set out earlier in this Statement at Chapter 4. This provision is similar to other similar schemes operated by WCHG and considered appropriate given the Site's sustainable location. Further details are set out within the wider Car Parking Strategy which has been submitted with this planning application.
- 7.28 A review of baseline conditions and highway safety in the vicinity of the site has been undertaken. It is not considered that there is an existing highway safety issue that is likely to be exacerbated by the proposed development.
- 7.29 The proposed development could result in a decrease of 20 two-way vehicular trips in the AM and PM peaks respectively in comparison to the previous office use.

- 7.30 Overall, the development meets local, regional, and national planning policy requirements, thus, the proposal accords with Core Strategy policies CC5, EC8, PfE policies JP-C4, JP-C6, JPC8 and Paragraphs 116 of the NPPF.

Ecology and Biodiversity Net Gain

Ecology

- 7.31 A Preliminary Ecological Appraisal ("PEA") has been prepared by Greengage and submitted with this planning application. The purpose of the PEA is to establish the ecological value of the Site and its potential to support protected / priority habitats and species.
- 7.32 The PEA concludes that there are no statutory sites were identified within 2km of the site boundary; however two internationally designated sites were located within 10 km of the site. Due to the distance from the site and the two internationally designated sites, no direct or indirect impacts are anticipated, therefore no further action is required relating to these internationally designated sites.
- 7.33 Similarly, the impact of proposed development is unlikely to impact the SBI's or priority habitats identified within 2km and 1km of the site respectively, as such no further action is required. The site is located within a SSSI Impact Risk Zone; however it does not include residential developments within a criterion that would trigger an assessment. The site is also located within the centre of Wythenshawe Town Centre buffered from any designated sites by substantial urban development.
- 7.34 The site holds moderate suitability for foraging and commuting bats, however as habitats related to foraging are being retained, no further surveys are required.
- 7.35 The PEA then goes onto provide recommendations in respect of ensuring that protected species and priority habitats will not be harmed.

Biodiversity Net Gain

- 7.36 In accordance with the Environment Act (2021) since 12th February 2024, unless exempt, all major planning applications are required to deliver a minimum of 10 % BNG.
- 7.37 BNG is required where a development 'impacts' a habitat to the extent that there is a decrease in biodiversity value, as measured within the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM).

- 7.38 A BNG Assessment has been prepared by Greengage and submitted with the planning application. This Assessment has identified that the 10% BNG requirement cannot be fully delivered on-site. Off-site compensation is therefore required to deliver the residual units and to satisfy the BNG Trading Rules, 1.45 HU of 'urban trees' are required in off-site compensation.
- 7.39 Prior to the commencement of development, the nature of off-site mitigation will be agreed between the Applicants, Greater Manchester Ecology Unit and the Council.
- 7.40 Combining the on-site and off-site measures which aligns with the wider Biodiversity Net Gain Strategy. the proposed development will deliver a minimum of 10% BNG due to creation of other neutral grassland, mixed scrub and urban trees along with other enhancements. Therefore, a Habitat Management and Monitoring Plan for the habitat retention / enhancement will be submitted to the Council. Additionally a Biodiversity Gain Plan will be submitted.

Summary

- 7.41 The ecological appraisal and approach to Biodiversity Net Gain is in accordance with National Policy, PfE Policy JP-G8 and Core Strategy Policy EN15.

Arboriculture

- 7.42 An Arboricultural Implications Assessment has been prepared by Mulberry Tree Management and submitted with this planning application. This outlines that 24no. trees are proposed to be removed as a result of the proposed development.
- 7.43 Due to the loss of trees identified above, replacement tree planting forms part of the landscaping proposals as part of the development comprising of 64no. of trees which exceeds the 2:1 tree replacement planting ration as outlined within PfE Policy JP-G2 and Core Strategy Policy EN9.
- 7.44 This will have a number of benefits for the proposed development and the character for the area including:
- Give a greater diversity of age class on the Site; increasing sustainability.
 - Give a greater diversity of species and therefore wildlife habitat.
 - Compliance with replacement tree planting ration as per PfE Policy JP-G2 and Core Strategy Policy EN9.

Energy and Sustainability

Energy

- 7.45 An Energy and Sustainability Statement has been prepared by TACE and submitted with this planning application. The Energy Statement concludes that the proposed development complies with the requirements of the Building Regulations Approved Document L2.
- 7.46 The statement details how through the sustainable fabric first design incorporating the energy hierarchy the planning policies are met. In summary, the development is designed to be highly energy-efficient using a fabric-first approach with insulation, airtightness and glazing standards that exceed Building Regulations Part L requirements. The proposed scheme is fully electric with no gas, supporting Manchester's ambition to phase out fossil fuels and transition towards a zero-carbon future.
- 7.47 Air Source Heat Pump hot-water systems are provided to all dwellings, delivering efficient, low-carbon domestic hot water, while space heating is provided by electric panel heaters in line with the fully electric, no-gas design strategy. The design includes provisions for on-site renewable energy, with photovoltaic (PV) panels planned on suitable roof areas to further reduce electricity demand and carbon emissions.
- 7.48 The proposals follow the Energy Hierarchy: first reducing energy demand through high-performance building design, then meeting demand efficiently, and finally incorporating low-carbon and renewable energy technologies. The overall strategy ensures the development delivers a highly energy-efficient, low-carbon scheme with significantly reduced energy demand and substantial reductions in operational carbon emissions.
- 7.49 Specifically, the proposed development achieves compliance as follows:
- Older Living Apartments – achieves a 67.53% DER < TER carbon improvement is 67.7%;
 - Extra Care Apartments – achieves a 69.18% DER < TER carbon improvement is 77.02%; and
 - Terraced Houses – achieves a 80.56% DER < TER carbon improvement is 68.24%.

Sustainability

- 7.50 An Environmental Standards Statement has been prepared by Ridge and submitted with this planning application. Furthermore, the Climate Change Chapter provides a summary

of the impact of the proposed development on climate change. We summarise the findings below.

- 7.51 In respect of operational carbon emissions, Table 3 within the Environmental Standards Statement sets out the results:

Table 3: Energy saving from renewables, improved fabric and optimised services for Brotherton House.

SAMPLE	TARGET ENERGY RATE (TER) IN KWH	DWELLING ENERGY RATE (DER) IN KWH	PERCENTAGE IMPROVEMENT COMPARED TO BASELINE (TER) %
Extra Care	605.34	196	67.7
Apartments	806.52	185.76	77.02
2 Storey House	602.64	156.76	68.24

- 7.52 An assessment of the embodied carbon associated with the RIBA Stage 2 Concept Design of the dwellings has been undertaken in line with the RICS best practice methodology. Possible mitigation measures have been proposed, and the design team will consider various options to reduce embodied carbon as far as possible to achieve the RIBA 2030 Climate Challenge targets.
- 7.53 In line with Core Strategy Policy EN8, a climate change resilience assessment has been undertaken and careful consideration has been given to ensuring climate change mitigation and adaptation measures are embedded within the scheme.
- 7.54 Further sustainable material selection will be informed through reviews of Environment Product Declarations (“EPDs”) prior to specification. It is anticipated that low carbon and sustainable materials will be considered further in the design process, where the use of materials with EPDs will help drive the specifications.
- 7.55 The Principal Contractor will be encouraged to minimise waste on site and recycle as much as possible. A construction environmental management plan will be developed by the Principal Contractor to address wider issues surrounding materials and waste.

Summary

- 7.56 The proposed development is therefore in accordance with PfE Policies JP-S1, JP-S2, JP S-3 and Core Strategy Policies EN4 and EN8.

Flood Risk and Drainage

- 7.57 A Flood Risk Assessment and Drainage Strategy has been prepared by Civic and submitted with this planning application. The assessment outlines that the Site is wholly

located within Flood Zone 1 (low risk from fluvial and tidal flooding). There are localised low, medium and high-risk areas of surface water flooding on the Site.

- 7.58 In line with the PPG, a sequential test is not required as the FRA demonstrates that the proposed layout, design and mitigation measures would ensure that the future occupiers would be safe from surface water flooding nor would it increase the flood risk elsewhere.
- 7.59 The proposed drainage strategy for the Site includes several SuDS components such as permeable paving, geo-cellular attenuation and a concrete box culvert. The proposed surface water outfall is the local surface water sewer in Poundswick Lane.
- 7.60 The development is not expected to have a detrimental impact on wider flood risk in the area and is anticipated to reduce flood risk within the immediate vicinity. Therefore, the proposals are in accordance with PfE Policy JP-S4 and Core Strategy Policy EN14.

Archaeology

- 7.61 A desk-based Archaeological Assessment has been undertaken by Orion and submitted with this planning application.
- 7.62 This concluded that the Site holds a negligible potential for preserved archaeological remains dating to the Prehistoric, Roman, early Medieval and or Medieval periods. Any such remains would likely to be at lower end of regional heritage significance. There is also a negligible to low potential for remains dating to the post-Medieval period to survive on the Site.
- 7.63 The assessment goes on to say that any groundworks associated with the proposed development would likely impact archaeological remains below ground. A Programme of Archaeological Investigation would mitigate this adverse impact and will be followed prior to the commencement of development.
- 7.64 Having regard to the above, the proposed development is compliant with Core Strategy Policies EN1, EN3, DM1, PfE Policy JP-P2 and Paragraph 207 of the NPPF.

Digital Infrastructure

Broadband Connectivity Assessment

- 7.65 A Broadband Connectivity Assessment has been prepared by Pager Power which confirmed that ultrafast broadband download speeds, understood to mean a minimum of 300 Mbps, are available for at least one address near to the proposed development from at least one internet service provider.

- 7.66 Ultrafast broadband will be installed as part of the proposed development ensuring compliance with PfE Policy JP-C2.

TV and Radio Output

- 7.67 A Terrestrial Television and Radio Baseline Survey Report has been prepared by Pager Power.

TV

- 7.68 This report confirmed that the development is within the coverage area for the Winter Hill television transmitter. Predominantly commercial properties and housing developments are located within 1km of the Site. A reduction in signal strength is possible based on the proximity to the development and the height of receiving aerials, however, effects may not be noticeable considering the attenuation from existing building and the baseline signal strength. Beyond this, significant effects are not predicted due to the signal strength.

Radio

- 7.69 In respect of radio, the proposed development receives radio services from the Winter Hill transmitter. The strength and quality of the signal from Winter Hill near the proposed development is good with no signs of interference. Some degradation of the radio signal at close range to the Site is likely, however, these effects are unlikely to be noticeable in practice due to the variability of services in an urban environment.

Summary

- 7.70 The findings of the report show that the proposed development would accord with Core Strategy Policy EC1, PfE Policy JP-C2 and Paragraph 119 of the NPPF.

Ground Conditions

- 7.71 A Preliminary Site Investigation Interpretative Report has been prepared by Civic and submitted with this planning application. This summarises the following:
- Hydrology and Hydrogeological Setting: The Site is not located within a Groundwater Source Protection Zone and there are no groundwater abstractions or surface water abstractions reported within 1km of the Site;
 - Human Health: Assessment of the Made Ground and natural soils indicated that contaminant concentrations are below their respective assessment thresholds. In addition, no asbestos was detected in the 18 Made Ground samples analysed.

- Ground Cases: Based on the preliminary rounds of ground gas monitoring undertaken, methane and carbon dioxide concentrations were below 1%v/v and 5%v/v respectively with low flow rates recorded. The calculated GSVs correlate to CS1.
- Controlled Waters: The risks to controlled waters are considered to be low on the basis that no exceedances against the DWVs were recorded.
- Plants and Vegetation: Very low phytotoxic concentrations within the Made Ground and natural soils present a very low risk to proposed plants and vegetation.

7.72 The report goes on to outline recommendations for the proposed development. Further site investigation(s) will be required to be undertaken to provide further information to inform the assessment of risks to human health, controlled waters and ground gas regime, as well as obtain information on the deeper geology across the site to inform the detailed design of the proposed development.

Demolition and Construction Management

7.73 A Framework Construction Management Plan has been prepared and submitted with this planning application. In line with MCC's Validation Requirements, the purpose of this document is to address the draft construction methodology for the construction of proposals informed by site context and engagement with key stakeholders.

7.74 Manchester Airport Group have provided some pre application advice in relation to technical aspects of design as well as site management and construction. We have included the crane plan as requested. At the appropriate juncture the main contractor will prepare a suitable logistics plan as part of the site specific management plan to support further dialogue and permit applications (where required).

7.75 As the project progresses, a more robust site specific Construction Management Plan (to be secured by condition) will be developed by the selected Principal Contractor. This will be submitted to the Council for approval prior to the commencement of the development on site, detailing Construction Management, Construction Phase Health and Safety as well as Site Waste Management, Logistics and Traffic Management.

Summary

7.76 In summary, a suite of technical reports have been submitted in support of this planning application. The technical reports found that there would not be an unacceptable impact in their respective disciplines as a result of the proposals and it is in accordance with the Development Plan when reviewed as a whole.

8 AFFORDABLE HOUSING STATEMENT

- 8.1 The Affordable Housing Statement addresses the provision of relevant affordable housing considerations in light of National and Local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).
- 8.2 Having regard to MCC's Validation Checklist, on schemes for 15 or more dwellings (in line with Core Strategy Policy H8), an Affordable Housing Statement is required to set out will be required which sets out how the proposals contributes to the housing mix in the City.
- 8.3 This Statement will provide the following information in line with the requirements:
- The number of proposed units that fall into the Council's definition of affordable housing;
 - The type of housing being proposed (social rent, shared ownership etc);
 - The total number of residential units; and
 - The mix of units, with number of bedrooms .

Planning Policy Context

- 8.4 Core Strategy Policy H8 sets out the requirement for affordable housing in Manchester, which is applicable for all residential developments on sites of 0.3ha and above or where 15 or more units are proposed. The policy states that new development will contribute to the City-wide target for 20% of new housing provision to be affordable and this should be used as a starting point for calculating affordable housing provision. The last sentence of bullet 1 in Policy H 8 states that *"It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable homeownership options."*
- 8.5 Following the adoption of the Places for Everyone Joint Development Plan, MCC published an addendum to the Core Strategy in 2024, which states that the last sentence of bullet 1 is replaced by the following PfE Policy JP-H2 'Affordability of New Housing':
- 8.6 Substantial improvements will be sought in the ability of people to access housing at a price they can afford, including through:
1. *Significantly increasing the supply of new housing, in accordance with Policy JPH1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases.*

2. *Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability.*
3. *Supporting provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities).*
4. *Working with Government to maximise the amount of public funding being directed towards the provision of new affordable housing.*
5. *Increasing the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low income households.*

- 8.7 This effectively removes the Policy H8 point on “5% of new housing provision will be social or affordable rented and 15% will be intermediate housing”.
- 8.8 The Manchester Housing Strategy (2022-2032) sets out the strategy to meet the increasing demand for social and affordable housing. The Strategy sets a target of delivering 10,000 affordable homes between 2022 and 2032 (an average of 1,000 homes each year over the lifetime of the Strategy).
- 8.9 There is currently no formal policy requirement for affordable housing in relation to the Use Class C2 elements (extra care / dementia care).

The Proposed Development

- 8.10 The proposed development seeks to provide 109no. extra-care residential apartments, 82no. older living apartments and 25no. houses which are proposed to be located across three separate ‘blocks’ on the Site.

Affordable Housing Statement

The Registered Provider – Wythenshawe Community Housing Group.

- 8.11 WCHG is a not-for-profit provider of social housing and is registered with the Regulator of Social Housing (RSH) as a social landlord. WCHG is a charitable community benefit society registered under the Co-operative and Community Benefit Societies act 2014. The Group’s principal activities are the development and management of affordable housing. The purpose of WCHG is ‘To provide good quality homes and services to our tenants and leaseholders and to play a leading role in creating safer, healthier communities’.
- 8.12 WCHG manages more than 14,000 properties, providing homes to more than 20,000 people in Wythenshawe, South Manchester and provides local employment to circa 500

colleagues. WCHG plays a leading role in working in Partnership with Manchester City council, statutory partners, the 3rd sector and voluntary groups with the aim of delivering our purpose to the tenants and communities in which we have homes, seek to build new homes and deliver services.

- 8.13 WCHG is playing a leading role in the regeneration of Wythenshawe by working in partnership with MCC and Muse to provide affordable housing to address the housing shortage in Wythenshawe and Manchester and also create later living communities that allow tenants and residents to live independently and age well.

The type, tenure and location of the affordable housing provision, which shall consist of not less than 213 residential units.

- 8.14 The location of the residential apartments has been described in Chapter 4 of this SPS.

Table 7 – Schedule of Accommodation

Affordable Housing Tenure	1B / 2P apartment	2B / 3P apartment	2B/4P Houses	4B/6P Houses	Total
Apartments, Extra Care for social rent (Extra Care scheme)	Dementia Care: 6 Extra Care: 33	Dementia Care: 4 Extra Care: 66			109
Apartments, Assured tenancies for social rent, Later Living scheme.	35	47			82
Houses, Assured Tenancies for Social rent (The houses)			12	13	25
Total	74	117	12	13	216

- 8.15 All the homes provided will be for social rent in accordance with the definition provided at Annex 2 of the NPPF.

Affordability – the arrangements to ensure that such provision is affordable for the occupiers of affordable housing

- 8.16 The rents for homes proposed are all at Social Housing rent levels and therefore this will meet the affordability requirements. Some of the properties will be liable to a service charge that pays for the services provided and WCHG is committed to ensuring that all services and facilities provided remain accessible and affordable for residents. This will be achieved through careful planning of service charges, consideration of funding partnerships and ongoing review of operational costs to maintain value for money.

The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

- 8.17 The proposed scheme exceeds the required 20% of the proposed residential units being affordable in accordance with the definition set out at Annex 2 of the NPPF as it will be 100% for social rent.
- 8.18 The occupancy eligibility criteria is determined by the type of homes and related services (where relevant) that are proposed and this is as follows.

Brotherton Extra Care scheme

- 8.19 The eligibility criteria applies for residents aged 55 and over and the aim is to create sustainable and balanced communities that support older and disabled people to live independently and age well.
- 8.20 WCHG will work with MCC Adult social care, the appointed care provider for the Extra Care and WCHG Extra Care management team to allocate the homes via an Extra Care allocations panel which will oversee the eligibility criteria and allocations. The Extra Care allocations panel will assess all applications and agree the care needs and housing priority on a case-by-case basis in conjunction with the Extra care providers/partners. In order for a community balance to be achieved, the panel will need to assess the care need alongside the housing priority. Priority may not always be given to those with the highest care need; this will depend on the capacity within the scheme to provide care and an applicant's match with the profile required for the available home.
- 8.21 The aim is to create a community within the Extra Care where older people stay independent as long as possible but have ready access to care and support. To achieve this, the aspiration is to accommodate people with a mix of care and support needs with approximately one third of occupiers having a high dependency care need, one third having a medium dependency care needs and one third should have a low dependency or support need. The low need category can include older people who have a need for support, but not necessarily a care package.
- 8.22 The 10 no. proposed dementia apartments will also be allocated via the Extra Care allocations panel and will be allocated to those applicants who can benefit from the secure and safe environment that the scheme brings plus in relation to the care and support package need that can be delivered by the MCC commissioned onsite care provider.

- 8.23 Part of the allocations panel consideration will be to prioritise applicants who are eligible for rightsizing amongst existing WCHG housing stock who meet the criteria and are under occupying 3 and 4 bed homes. This will free up much needed larger homes for younger families and for those families living in Temporary accommodation.

The Later Living scheme

- 8.24 The Scheme is being developed for applicants/households aged 55 plus and the allocations eligibility criteria will adhere to the MCC's social Housing allocation scheme (Manchester Move) as well as the Wythenshawe Community Housing Group's allocations policy which is the MCC allocation criteria with enhancements relating to a local connection to Wythenshawe, positive contribution to Wythenshawe and working in Wythenshawe. WCHG will ensure that the allocations policy is open and transparent and easy for customers and applicants to understand. A proportion of the proposed homes may also be allocated to citizens aged 55+ waiting for suitable housing that have a learning disability or care need and the allocations of these homes will be via a partnership with MCC's adult social care with the suitable care and support being provided.
- 8.25 The scheme will be used to prioritise rightsizing amongst existing WCHG housing stock tenants. These proposed Later Living homes on the Brotherton site will be allocated to older tenants who are under occupying 3 and 4 bed homes as well as those needing to move due to medical and health related issues which reduces the need to provide adaptations to existing homes thereby saving MCC & WCHG DFG costs. This will free up much needed larger homes for younger families who will be allocated homes from the existing Manchester Move waiting list and also from those eligible living in temporary homelessness family accommodation provided by MCC. This will require a local lettings policy to be agreed with MCC and the Housing Access Board and talks are already underway with colleagues at MCC. All allocations will be delivered using Homes England Grant Funding.

Terraced Houses

- 8.26 Allocations eligibility criteria will adhere to the MCC's Social Housing Allocation scheme (Manchester Move) as well as the Wythenshawe Community Housing Group's allocations policy which is the MCC allocation criteria with enhancements relating to a local connection to Wythenshawe, positive contribution to Wythenshawe and working in Wythenshawe. WCHG will ensure that the allocations policy is open and transparent and easy for customers and applicants to understand.

Summary

- 8.27 Having regard to the above, the proposed development is compliant with MCC Core Strategy Policy H8 and PfE Policy JP-H2.

9 S111/ S106 DRAFT HEADS OF TERMS

- 9.1 It is proposed that Section 111/ 106 heads of terms will only address Biodiversity Net Gain management and monitoring. The proposed 100% affordable housing provision will be secured as part of the land transfer between MCC and Muse. Therefore, Affordable Housing does not need to form part of any s111/s106 agreement.

10 SUMMARY AND CONCLUSIONS

- 10.1 This Supporting Planning Statement (“SPS”) has been prepared by Asteer Planning LLP (“Asteer”) on behalf of Muse Places (“Muse”) and Wythenshawe Community Housing Group (“WCHG”) (“the Applicants”) in support of a Full Planning Application a residential and extra-care residential development at Brotherton House, Cornfield Drive, Wythenshawe, Manchester, M22 9QX (“the Site”).

The Site

- 10.2 The Site, shown extends to approximately 1.7ha in area. It is situated to the north west of Wythenshawe Town Centre. The Site comprises Brotherton House, a vacant office building formerly occupied by Lloyds Banking Group. There are also three ancillary outbuildings within the Site alongside large areas of surface car parking. It also includes established trees and vegetation around the perimeter of the Site. Vehicular access is from Cornfield Drive located in the south-eastern corner of the Site.

Vision for Wythenshawe Town Centre

- 10.3 The vision is to transform Wythenshawe Town Centre into a vibrant, sustainable, and characterful neighbourhood with a strong commitment to sustainability, delivering highly energy-efficient homes.
- 10.4 Following the selection of Muse as MCC’s Development and Investment Partner, an Illustrative Masterplan for Wythenshawe Town Centre has been prepared which builds upon the vision above and plans to deliver around 2,000 new homes across a mix of tenures and housing types to meet the needs of a diverse community.

Pre-application Engagement

- 10.5 The Applicant has sought to work proactively with MCC Officers, stakeholders, and the local community regarding the proposed development. The proposals have incorporated the feedback received during the pre-application engagement undertaken wherever possible.

The Proposed Development

- 10.6 The Applicants are seeking Full Planning Permission for the following development:

“Erection of extra care apartments (Use Class C2), older living apartments and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings”

- 10.7 The proposed development forms part of the first phase of residential developments planned for Wythenshawe Town Centre. The proposals have had regard to the wider Illustrative Masterplan alongside a set of masterplan wide strategies.

Planning Policy Context

- 10.8 Chapter 4 of this SPS sets out the key planning policies at the national and local level, which are relevant to the determination of this planning application.

Principle of Development

- 10.9 Chapter 5 of this SPS demonstrates that:
1. The proposed redevelopment of the Site for residential-led mixed use development would provide greater benefits contributing to the wider regeneration plans for Wythenshawe. On this basis, the loss of employment space is justified in accordance with Core Strategy Policy EC 2.
 2. The Site is identified as falling within Wythenshawe District Centre whereby the principle of residential development is considered acceptable in both adopted and emerging local plan policies.
 3. The proposed development complies with the general principles of the NPFF in relation to significantly boosting the supply of homes and making effective use of previously developed land.
 4. The proposed development is for high quality residential development that would meet the identified need. It would also meet the specific needs of a wide range of people with regards to affordability and meeting the needs of the elderly on a brownfield site in a sustainable location.
- 10.10 It is therefore considered that the proposed development is compliant with Core Strategy Policies EC2, H1, H7, H8, H10, PfE Policy JP-H1 and Paragraphs 61, 63 and 125 of the NPFF.

Other Environmental and Technical Considerations

- 10.11 A suite of technical reports have been submitted in support of this planning application which are summarised at Chapter 6 of this SPS. The technical reports found that there would not be an unacceptable impact in their respective disciplines as a result of the proposals.

Affordable Housing

- 10.12 Chapter 7 of this SPS sets out how the proposals will provide a significant contribution to the affordable housing provision in Manchester. The proposed development seeks to provide a 100% affordable housing scheme which substantially exceeds the requirements of Core Strategy Policy H8 and PfE Policy JP-H2.

Scheme Benefits

- 10.13 The proposal represents sustainable development, in accordance with Paragraph 8 of the Framework (2024), and will deliver a number of economic, social and environmental benefits as outlined in Chapter 8 of this SPS.

Conclusion

- 10.14 In summary, the proposed development comprises a 100% affordable residential and extra-care development that meets a wide range of needs in regard to affordability, older person's housing and extra-care housing. This SPS and the supporting documents demonstrate how the proposals will deliver a high quality residential scheme which makes effective use of vacant buildings and land, is sympathetic to the character and appearance of nearby surroundings, incorporates a suite of sustainability measures and contributes to Manchester's housing supply.
- 10.15 It is considered that the proposed development embodies the principles of sustainable development promoted through the NPPF. The proposed development also accords with the Development Plan when read as a whole. For these reasons, we respectfully request that planning permission be granted without delay.

Appendix 1

Application Documents	Plan Reference / Date	Owner
Application Forms, Certificates and Notices	November 2025	Asteer Planning
Design and Access Statement	18704-FCB-XX-XX-T-A-9403	FCBS
Supporting Planning Statement (including Affordable Housing Statement, Operational Statement, and Draft Heads of Terms)	November 2025	Asteer Planning
Covering Letter	November 2025	Asteer Planning
Environmental Statement – Technical Chapters: - Socio-Economics and Health - Climate Change	November 2025	Asteer Planning
Air Quality Assessment	18704-HML-XX-XX-T-O-8201-P04	Hilson Moran
Broadband Connectivity Assessment	14968A v3	Pager Power
BNG Strategy Note	November 2025	Greengage
Car Park Strategy Note	087688-CUR-XX-XX-T-TP-00005-P02	Curtins
Crime Impact Assessment	28 November 2025	GMP
Daylight/ Sunlight Assessment	11 November 2025	GIA
Desk-Based Archaeological Assessment	October 2025	Orion
Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment, Statutory Biodiversity Metric, Bat Emergence Survey	V04, V05, V03, V04.	Greengage
Environmental Standards Statement (including renewable energy and sustainability provisions)	V02	Ridge
Energy Statement (including Energy and Carbon Proforma)	18704-TAC-XX-XX-T-Z-0008 P03	TACE
Flood Risk Assessment and Drainage Strategy (including SuDS Strategy)	18704-01-CIV-XX-XX-R-C-0001 P03	Civic Engineers
Framework Construction Management Plan	November 2025	Muse
Glint and Glare Assessment (Appendix A, B, C)	20251124-23002	GIA
Local Labour Agreement	November 2025	Muse
Noise Impact Assessment	18704-HML-XX-XX-T-O-5001-P04	Hilson Moran
Phase 1 and 2 Geo-Environmental Report	51143-CIV-01-XX-R-G-1001 C01 51143-CIV-01-XX-R-G-1003 C03	Civic Engineers
Statement of Community Involvement	November 2025	Font
Television Reception Statement	14968A2	Pager Power
Transport Statement and Framework Travel Plan	087688-CUR-XX-XX-T-TP-00001-P05 087688-CUR-XX-XX-T-TP-00003-P04	Curtins
Tree Survey and Arboricultural Impact Assessment	TRE/BHW/Rev B	Mulberry

Waste Management and Servicing Plan (including Waste Proforma and delivery strategy)		FCBS
Utilities Statement	PA1802 Rev E	TACE
Application Drawings		Owner
Site Location Plan	18704-FCB-ZZ-ZZ-D-A-0001 P01	FCBS
Existing Site Plan	18704-FCB-ZZ-ZZ-D-A-0101 P02	FCBS
Existing Site Sections	18704-FCB-ZZ-ZZ-D-A-0201 P02	FCBS
Proposed Site Plan	18704-FCB-ZZ-ZZ-D-A-0401 P01	FCBS
Proposed Plan - Apartment Block - Ground Floor	18704-FCB-AB-GF-D-A-0411 P01	FCBS
Proposed Plan - Apartment Block – Level 01-04	18704-FCB-AB-ZZ-D-A-0412 P01	FCBS
Proposed Plan - Apartment Block - Roof	18704-FCB-AB-RF-D-A-0416 P01	FCBS
Proposed Plan - Extra Care - Ground Floor	18704-FCB-EC-GF-D-A-0421 P01	FCBS
Proposed Plan - Extra Care - Roof	18704-FCB-EC-RF-D-A-0426 P01	FCBS
Proposed Plan - Extra Care - Level 01-04	18704-FCB-EC-ZZ-D-A-0422 P01	FCBS
Proposed Plan - Terrace North - Level 01	18704-FCB-TH-01-D-A-0432 P01	FCBS
Proposed Plan - Terrace South - Level 01	18704-FCB-TH-01-D-A-0442 P01	FCBS
Proposed Plan - Terrace North - Level 02	18704-FCB-TH-02-D-A-0433 P01	FCBS
Proposed Plan - Terrace South - Level 02	18704-FCB-TH-02-D-A-0443 P01	FCBS
Proposed Plan - Terrace North - Ground Floor	18704-FCB-TH-GF-D-A-0431 P01	FCBS
Proposed Plan - Terrace South - Ground Floor	18704-FCB-TH-GF-D-A-0441 P01	FCBS
Proposed Plan - Terrace North - Roof	18704-FCB-TH-RF-D-A-0434 P01	FCBS
Proposed Plan - Terrace South - Roof	18704-FCB-TH-RF-D-A-0444 P01	FCBS
Proposed Site Sections	18704-FCB-ZZ-ZZ-D-A-0601 P01	FCBS
Proposed Section - Extra Care	18704-FCB-EC-ZZ-D-A-0621 P01	FCBS
Proposed Section - Apartment Block	18704-FCB-AB-ZZ-D-A-0611 P01	FCBS
Proposed Section - Terrace House	18704-FCB-TH-ZZ-D-A-0631 P01	FCBS
Proposed Site Elevations	18704-FCB-ZZ-ZZ-D-A-0701 P01	FCBS
Proposed Elevation - Apartment Block - North	18704-FCB-AB-ZZ-D-A-0711 P01	FCBS

Proposed Elevation - Apartment Block - South	18704-FCB-AB-ZZ-D-A-0712 P01	FCBS
Proposed Elevation - Apartment Block - East	18704-FCB-AB-ZZ-D-A-0713 P01	FCBS
Proposed Elevation - Apartment Block - West	18704-FCB-AB-ZZ-D-A-0714 P01	FCBS
Proposed Elevation - Extra Care - North	18704-FCB-EC-ZZ-D-A-0721 P01	FCBS
Proposed Elevation - Extra Care - South	18704-FCB-EC-ZZ-D-A-0722 P01	FCBS
Proposed Elevation - Extra Care - East	18704-FCB-EC-ZZ-D-A-0723 P01	FCBS
Proposed Elevation - Extra Care - West	18704-FCB-EC-ZZ-D-A-0724 P01	FCBS
Proposed Elevation - Extra Care - Courtyard East	18704-FCB-EC-ZZ-D-A-0727 P01	FCBS
Proposed Elevation - Extra Care - Courtyard West	18704-FCB-EC-ZZ-D-A-0728 P01	FCBS
Proposed Elevation - Terrace North	18704-FCB-TH-ZZ-D-A-0731 P01	FCBS
Proposed Elevation - Terrace South	18704-FCB-TH-ZZ-D-A-0732 P01	FCBS
Proposed Cycle Store	18704-FCB-ZZ-ZZ-D-A-0751 P01	FCBS
Proposed Generator	18704-FCB-ZZ-ZZ-D-A-0752 P01	FCBS
Proposed Substation	18704-FCB-ZZ-ZZ-D-A-0753 P01	FCBS
Proposed Bay Studies - Extra Care & Apartment Block - Ground & Typical Condition	18704-FCB-ZZ-ZZ-D-A-0801 P01	FCBS
Proposed Bay Studies - Extra Care & Apartment Block - Roof & Typical Condition	18704-FCB-ZZ-ZZ-D-A-0802 P01	FCBS
Illustrative Masterplan	18700-FCB-ZZ-ZZ-D-A-0010 P01	FCBS
Planting Schedule	18704-PLA-XX-XX-L-L	Planit
Landscape General Arrangement	18704-PLA-XX-XX-D-L-0001	Planit
Planting Plan (1, 2, 3)	18704-PLA-XX-XX-D-L-2001 18704-PLA-XX-XX-D-L-2002 18704-PLA-XX-XX-D-L-2003	Planit
Levels GA	18704-PLA-XX-XX-D-L-3000	Planit
Proposed Site Access	087688-CUR-XX-00-D-TP- 75001-P02	Curtins
Demolition Plan	18704-FCB-ZZ-ZZ-D-A-0111 P01	FCBS
Topographic Survey	13162_001C	N D Oliver

Appendix 2

BROTHERTON HOUSE, WYTHENSHAW TOWN CENTRE OPERATIONAL STATEMENT

Purpose of this Document

- 1.1 In line with MCC's Validation Checklist for an Operational Statement / Management Strategy, the purpose of this document is to set out key residential management principles that the proposed residential and extra-care development at Brotherton House, Cornfield Drive, Wythenshawe, Manchester, M22 9QX ("the Site"), will be managed by.
- 1.2 This Operational Statement has been developed and prepared by Wythenshawe Community Housing Group ("WCHG") in accordance with Core Strategy Policy DM1 (Development Management) setting out relevant details in relation to proposed care provision and residential management.

Wythenshawe Community Housing Group

- 1.3 WCHG are a not-for-profit provider of social housing and are registered with the Regulator of Social Housing ("RSH") as a social landlord. WCHG is a charitable community benefit society registered under the Co-operative and Community Benefit Societies Act 2014. WCHG's principal activities are the development and management of affordable housing. Their main purpose is:

'To provide good quality homes and services to our tenants and leaseholders and to play a leading role in creating safer, healthier communities'.

- 1.4 WCHG manages more than 14,000 properties, providing homes to approximately more than 20,000 people in Wythenshawe, South Manchester whilst also providing local employment to 500 people. Currently, they play a leading role in the Sector working in partnership with MCC, statutory partners, the 3rd sector and voluntary groups with the aim of delivering our purpose to the tenants and communities in which we have homes.
- 1.5 WCHG are heavily involved in the wider regeneration plans envisioned for Wythenshawe through collaboration with MCC and Muse Places (the Council's Development and Investment Partner) to provide affordable housing to address the housing shortage identified in Wythenshawe and Manchester as a whole. They have

substantial experience developing new homes, managing existing homes and involving residents in the decision making process about services.

- 1.6 WCHG are governed through an Executive Board and its Sub-Committee's reviews how landlord, statutory and regulatory obligations are met. Additionally, WCHG are also monitored by the Regulator of Social Housing and other relevant regulators.

Extra Care, Older Persons and Housing Services Team

- 1.7 WCHG have dedicated teams in-house, including the Extra Care, Older Persons and Housing Services Team who will provide residential management services to residents who will live in the homes proposed at the Site. This service includes the allocation of the homes, support during the lifetime of a resident's tenancy and also support and enforcement relating to any breaches of tenancy. WCHG have a range of services that can support residents to live well in the proposed homes. This includes our financial inclusion services, resident involvement and volunteering opportunities, safeguarding and living well services through to a wide range of opportunities for residents to get involved in the wider community. Residents are able to access services in a range of ways from contacting the WCHG Customer Hub which can handle all resident requests through to accessing services online via their dedicated app, web portal and website.

Recent Experience

- 1.8 WCHG has experience in supporting the Older Persons Community in Wythenshawe including developing and managing the WCHG Village 135 Independent Living Extra Care scheme in Wythenshawe known as 'Village 135' which is a mixed tenure extra-care development comprising 135 2-bed apartments. At Village 135, WCHG are working in partnership with MCC's Adult Social Care Team and MCC's Commissioned Care Provider in providing housing management, facility management and property related services alongside the care provision for the residents of the extra-care element.

Property and Asset Management

- 1.9 Alongside the above, WCHG expertise in property and asset management of its homes, ranging from managing day to day repairs, undertaking health and safety property related compliance obligations, providing communal related services through to major stock investment thereby ensuring WCHG meets all its property related obligations.

- 1.10 WCHG have an in-house Property and Assets Team who oversee their landlord obligations and respond to residents' requests. This maintains our assets and ensures the safety of residents living in their schemes.

Sub-contractors

- 1.11 WCHG also have a range of sub-contractors that it commissions to deliver specific services which require specialist knowledge. The performance of these contractors are monitored and managed to ensure value for money and customer satisfaction are achieved to the standard expected.

Scheme Overview

- 1.12 The proposed description of development is as follows:

"Erection of extra care apartments (Use Class C2), apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings."

- 1.13 The vision for the Site is to create an older living and family friendly environment which includes an extra-care housing scheme (which includes 10 specialist apartments providing dementia care) and a separate block for older living (specifically for adults aged 55 and over) to meet the increasing demand and identified need for such homes. The proposed development also includes the provision of 25 terraced houses specifically for families. WCHG's ethos is to enable older people to age well in their community, along with ensuring that families have access to high quality homes and services that meet their needs now and in the future.

- 1.14 WCHG are committed to delivering a dynamic, person-centred service where every individual feels heard, valued and supported. This includes:

- Expanding housing options through the development of new Extra Care, older living apartments and houses for families as part of the Wythenshawe Town Centre regeneration;
- Creating within the extra-care element of the scheme, 10 specialist apartments for people living with dementia, in response to increasing local demand and the need for tailored, supportive environments;

- Providing sector-leading services directly and in partnership with trusted organisations;
 - Strengthening partnerships with MCC, Health Partners and Homes England to deliver the extra-care offer;
 - Embedding person-centred care in all aspects of service design and delivery, with a focus on dignity, independence and wellbeing.
- 1.15 The building will be designed in accordance with the principles of dementia by design, ensuring that the environment supports cognitive wellbeing, orientation and independence. In addition, the scheme will comply with M4(3) Category 3: Wheelchair User Dwellings of the building regulations, which ensures that homes are accessible and adaptable for wheelchair users. These design choices will help support long-term affordability by reducing the need for costly adaptations and enabling residents to remain in their homes as their needs change.

Residential Management Packages

- 1.16 This Section provides details on the Residential Management packages that will be available to future residents of the proposed development.

Dementia Care Package

- 1.17 As a response to the growing need for specialist dementia support in the local area, the scheme will include 10 dedicated apartments for people living with dementia. Each resident will undergo a comprehensive assessment by Adult Social Care, resulting in a personalised care plan that reflects their specific needs, preferences and circumstances. Care input will be provided by an on-site care team procured by Adult Social Care Commissioners.

Extra Care Package

- 1.18 Residents for the extra-care scheme will be assessed by Adult Social Care to determine the need for a care package and their individual support requirements. Based on this assessment a bespoke care package will be developed to enable residents to live independently with the right level of support. For those residents who require extra-care, this will be provided by an on-site team commissioned by Adult Social Care, offering flexible and responsive support that adapts to changing needs

over time. The service will be designed to promote autonomy, social connection and overall quality of life.

General Housing Support

- 1.19 Housing related support will be provided by WCHG in house staff to help promote independence, stability and long-term wellbeing by helping people to manage their housing successfully and avoid crisis situations. Support ranges from help setting up or maintaining a tenancy, budgeting and money management, developing independent living skills, accessing health or social care services amongst others.

Operational Management

- 1.20 With strong leadership, clear values, and a committed team, WCHG are confident in their ability to deliver a high quality, future-proofed service that people can truly aspire to.

Staffing Overview for the Extra-Care Block, Later Living Block & Family Terraced Houses

- 1.21 A dedicated staff team will be in place to manage the scheme comprising:
- Extra Care Scheme Manager: Responsible for the overall coordination and oversight of WCHG responsibilities and partnership working with MCC Adult social care and the MCC commissioned care provider. The manager will operate during standard weekday hours.
 - Housing assistants (Extra Care): A team will provide housing related support to residents and will work on a rotational basis to ensure coverage across weekdays and limited weekend hours at the Extra Care.
 - Caretaker supervisor (Extra Care): Available during weekdays to oversee building safety, maintenance, compliance and caretaking duties at the Extra Care.
 - Housekeepers (Extra Care): A team of staff will support cleanliness and hygiene across the scheme working across the 7-day week at the Extra Care.
 - Concierge Staff (Extra Care): Concierge will provide front of house support overnight to ensure resident safety at the Extra Care (Not the care provision or care responsibility).

- Neighbourhood officer (Later Living) – responsible for managing and supporting the residents living in the proposed Later Living scheme. This role works a normal 5 day working week.
- Neighbourhood officer (General Needs) – responsible for the allocation of homes and supporting residents in the proposed family homes on the Brotherton site. This role works a normal 5 day working week.

MCC Care Team (Extra Care)

- 1.22 In addition to the above, the MCC commissioned Care Team will be present in the building every day of the year. The staffing levels and rotas will be managed independently by the care provider to ensure consistent support for residents, and this will be commissioned and agreed by MCC's Adult Social Care Team.

Bistro / Café

- 1.23 It is anticipated that the Bistro/Café will be operated by staffing input from Age UK, subject for further agreement and planning. If this arrangement is not possible then the Bistro/Cafe provision will be the responsibility of WCHG to manage.

Maintenance and Repairs

- 1.24 In relation to property related issues, the scheme will be in a period of defects with the building contractor who will respond to any issues and then once this period has ended the WCHG property and assets services will respond to any property related issues and will also manage the property compliance aspects for the scheme.
- 1.25 WCHG through its 'Wythenshawe Works' services have staff who can respond to any particular repair issues and this team will also manage the property related issues relating to the any empty homes that need property related work prior to relet. WCHG will run a comprehensive maintenance service including a responsive service with timed responses, planned and cyclical programmes of maintenance.
- 1.26 WCHG has a rigorous property health & safety compliance approach and this will be applied to all relevant compliance obligations relating to residents properties and any communal areas and services (i.e. lift compliance). The scheme will comply with full Building Safety Requirements with a full compliance check being undertaken during the build and at handover stage to WCHG.

- 1.27 WCHG has a full in-house compliance team that ensures all compliance obligations are maintained and tested on a regular basis. Prior to handover and resident mobilisation details of fire and emergency procedures will be provided and explained to all residents living in the scheme and this will be updated annually with residents.

Meals & Laundry Service

- 1.28 WCHG will attend to any maintenance or repairs either in house or via contracts. Laundry repairs and maintenance will be managed via contracts by WCHG. WCHG will provide a charging Bistro/cafe service that residents have the option to use. Depending on the contract WCHG or the contracted caterer will repair and maintain the catering equipment.

General Servicing

- 1.29 These will be provided at all schemes on the Site via the Group's inhouse Property assets and 'Wythenshawe works' teams or depending on the nature of the asset will be contracted to a specialist contractor after the period of defects liability. For the extra-care services, this is a mixture of delivery via on-site WCHG colleagues for example cleaning and above.

Facilities

- 1.30 The proposed development will provide a range of facilities accessible to residents. These are set out below.

Communal Facilities

- Multipurpose room for activities, meetings and relaxing;
- Bistro/Café;
- Scooter Store;
- Outside Cycle Store;
- Private Garden Area;
- Changing Spaces and Public Toilets;
- Reception and Post Area;

- Space for visiting carers to have locker space and access to a common room; and
- Office space for scheme-based staff.

Dementia Care (Specific Facilities):

- A lounge area for the use of people who reside in the dementia apartments will be provided alongside a small private courtyard garden off the lounge; and
- A secure private sensory garden off the main corridor will solely be for the sole use of residents receiving dementia care.

Extra Care (Specific Facilities)

- Activity Room: There will be an activity room for the use of residents and can be hire/used for other activities/events;
- Gardens: There will be wrap around gardens including a large courtyard garden for the residents residing at the scheme. Gardens are secure and only accessed through the scheme;
- Laundry: Laundry room housing 2 washers, 2 driers and a sluice; and
- Dining room: Room for 50 covers. Patio exit to gardens.

Site Wide Management

Security and Access Control (External and Internal)

- 1.31 This will be managed by the onsite WCHG staffing team when present and when not present the scheme will revert to fob access only to public/communal areas. The scheme is designed so that residents fob will give them access to the resident only parts of the building which then allows them to access their apartments via their own front door key. For the dementia wing and access to the sensory garden.

Parking Strategy

- 1.32 WCHG will carefully monitor the use of shared parking areas and apply a resident only parking policy to deter nuisance parking. Options for permitted parking will be considered where issues arise.

Post and Deliveries

- 1.33 For the extra-care block, deliveries will be managed through the front of house Extra Care Team (Housing assistants) and the relevant Catering Staff. Resident post will be delivered to the individual apartments by the Royal mail service. For the later-living block, Royal Mail will again deliver post to the resident's apartment door. For the Houses, the post will be delivered to the door by the Royal mail service.

Shared Areas Cleaning

- 1.34 Cleaning at the extra-care block is via the in house dedicated WCHG Housekeeping team who will clean and maintain the communal areas of the building. At the later-living block, the WCHG Communal Cleaning and Maintenance Teams will maintain these areas and residents will have a schedule of the activity provided and will have the ability to provide satisfaction with the service provided.

General Maintenance

- 1.35 WCHG will establish a programme of regular inspection, maintenance, cleaning and repair of internal and external common areas, in accordance with landscape design, material makeup and required assessment frequencies.

Summary

- 1.36 The proposed development creates a later-living community with the extra-care, and the later-living scheme plus provides much needed family accommodation on the scheme. WCHG has experience in managing both the building and related services for all the proposed schemes as well as supporting the residents to help residents live well in the later living and independent living extra care as well as support the families living in the family accommodation provided on the scheme.

Appendix 3

Brotherton House (3.3) - Schedule of Relevant Development Plan Policies

The Adopted Development Plan for Brotherton is set out below:

- **Places for Everyone Joint Development Plan** (adopted March 2024) (PfE) <https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf>
- **Manchester Core Strategy** (adopted July 2012) (addendum added March 2024 following PfE adoption) https://www.manchester.gov.uk/downloads/download/5672/core_strategy
- **'Saved' Policies of the City of Manchester Unitary Development Policies** (adopted July 1995) ('Saved' UDP) https://www.manchester.gov.uk/downloads/download/4975/extant_udp_policies
- **Greater Manchester Joint Waste DPD** (adopted April 2012) https://www.greatermanchester-ca.gov.uk/media/1994/greater_manchester_waste_plan_opt.pdf
- **Greater Manchester Joint Minerals DPD** (adopted April 2013) https://www.greatermanchester-ca.gov.uk/media/8344/2a_adopted_minerals_plan.pdf

Additional documents that will have a material consideration in decision making are set out below:

- **National Planning Policy Framework** (December 2024)
https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf
- **National Planning Practice Guidance**
<https://www.gov.uk/government/collections/planning-practice-guidance>
- **Net Zero Design Guidance** (March 2025)
[Net Zero Design Guidance - Greater Manchester Combined Authority](https://www.greatermanchester-ca.gov.uk/media/2drduk0t/net-zero-design-guidance-greater-manchester-combined-authority)
- **Waste Storage and Collection Guidance for New Developments** (September 2023)
https://www.manchester.gov.uk/downloads/file/29119/gd04_waste_storage_and_collection_guidance_for_new_developments_v7_sept_2023
- **Manchester Green and Blue Infrastructure Strategy** (2015-2025)
https://www.manchester.gov.uk/downloads/download/6314/manchester_green_and_blue_strategy
- **Manchester Climate Change Framework** (2020 – 2025)
<https://static1.squarespace.com/static/68fa34be0cc5dc3bee62c620/t/692474c1c8e2011eaf78f261/1763996865279/Manchester%2BClimate%2BChange%2BFramework%2B2020-25.pdf>
- **Manchester Housing Strategy** (2022-2032)
https://www.manchester.gov.uk/download/downloads/id/28615/manchester_housing_strategy_2022-2032.pdf
- **Manchester Enabling Independence Accommodation Strategy** (2022-2032)
<https://democracy.manchester.gov.uk/documents/s35836/Enabling%20Independence%20Accommodation%20Strategy.pdf>
- **Manchester Housing Needs Assessment** (2023)
<https://democracy.manchester.gov.uk/documents/s43455/Appendix%201%20for%20Housing%20Needs%20Assessment.pdf>
- **Wythenshawe Civic Centre Development Framework** (January 2023)
<https://democracy.manchester.gov.uk/documents/s37867/Appendix%20-%20Draft%20Framework.pdf>

The following policy schedule sets out the relevant policies from the above development plan documents. The policies have been grouped across document types by theme: **Design, Strategic, Sustainability, and Technical Considerations.**

Policy Document	Policy and Wording	Responsibility
Design		
Places for Everyone	Policy JP-H3: Type, Size and Design of New Housing Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people. Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence. Housing provision to accommodate specific groups, such as students and travelling people, will be addressed through district local plans. All new dwellings must: 1. Comply with the nationally described space standards; and 2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness, including the use of modern methods of manufacturing that can help to improve the speed of delivery and increase building standards.	
Core Strategy	Policy EN 1: Design Principles and Strategic Character Areas All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. [...] 10. Wider Wythenshawe Character Area Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces and low rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital and District Centres. • The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.	
Core Strategy	Policy DM 1: Development Management All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- • Appropriate siting, layout, scale, form, massing, materials and detail. • Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. • Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. • Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. • Community safety and crime prevention. • Design for health. • Adequacy of internal accommodation and external amenity space. • Refuse storage and collection. • Vehicular access and car parking. • Effects relating to biodiversity, landscape, archaeological or built heritage. • Green Infrastructure including open space, both public and private. • The use of alternatives to peat-based products in landscaping/gardens within development schemes. Flood risk and drainage. Existing or proposed hazardous installations. • Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):- a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: - Year 2010 – Code Level 3; - Year 2013 - Code Level 4;	

	Year 2016 - Code Level 6; and b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.	
'Saved' Policies of the City of Manchester Unitary Development Policies	7. NEW HOUSING DEVELOPMENT DC7.1 The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.	
'Saved' Policies of the City of Manchester Unitary Development Policies	22. FOOTPATH PROTECTION DC22.1 In considering development proposals, the Council will have regard to the effect on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.	
Strategic		
Core Strategy	Policy DM 2 Aerodrome Safeguarding Development that would affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.	
Core Strategy	Policy C 8 Local Centres Local shopping and service provision in local centres should be retained where it remains viable and provides an important service to the local community. The provision of new small scale retail facilities will be encouraged where they would provide for local every day needs and would not be harmful to the vitality and diversity of nearby centres. Careful consideration will be given to the impacts of new commercial development on residential amenity, which is particularly an issue for food and drink uses. Development proposals in local centres which would not reflect the local role of these centres will be assessed according to policy C9.	
Places for Everyone	Policy JP-Strat 9: Southern Areas The economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets, including education and training facilities enabling people to gain access to employment opportunities. As identified in Chapter 11 of this Plan, a number of sites have been specifically allocated through this Plan in support of the area's future growth. The economic potential of, and benefits of investment in Altrincham, Trafford's Main Town Centre and Manchester Airport, along with associated transport infrastructure will be maximised. There will be an emphasis on improving transport connections and accessibility by public transport, cycling and walking, ensuring access to key employment opportunities in this area.	
Places for Everyone	Policy JP-J3: Office Development At least 2,019,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on: 1. The City Centre, accounting for more than half of all new office floorspace in the sub-region and taking advantage of existing and proposed public transport connectivity, including the proposed new Northern Powerhouse Rail links which will further enhance its position as the premier office location outside London 2. The Quays, significantly expanding this distinctive office location and the continued growth of the nationally significant MediaCityUK 3. Manchester Airport and its environs, taking advantage of the extensive international connections, public transport accessibility, and proposed Northern Powerhouse Rail links 4. Town centres, offering a strong local profile and lower cost options with excellent public transport connections and access to services, with opportunities being sought to significantly increase the supply of new office floorspace beyond that currently identified especially in the northern parts of Greater Manchester The refurbishment of existing office accommodation will be encouraged including improving standards of accessibility, in accordance with Part M (Volume 2) Building Regulations.	

	A wide range of office development opportunities have been identified by districts through their strategic employment land availability assessments, capable of accommodating just under 2,815,650 sqm of floorspace. This will help to ensure that there is a diverse range of opportunities, providing choice and flexibility in the market. The vast majority of these are in the key growth locations identified in Policy JP-J3 'Office Development' and are on previously-developed land. Although this supply is sufficient in numerical terms to meet the minimum office floorspace requirement up to 2039, it is considered that the very limited release of some existing Green Belt land within the Manchester Airport key growth location is required to maximise the competitive advantages of Greater Manchester. The approach of this policy is to allow each authority to take local circumstances into account when drafting the District Local Plans. To ensure the overall strategy is being adhered to, there is a need for monitoring at the Plan, district and spatial strategy level to ensure the existing supply, including allocations, is providing sufficient land to meet quantitative and qualitative needs.																																																																			
Places for Everyone	Policy JP-H1: Scale, Distribution and Phasing of New Housing Development A minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305. The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution (as set out in Table 7.2) will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets. The delivery rates in Table 7.2 are the minimum number of net additional dwellings each district is expected to identify a sufficient supply of sites for through their local plans. The phasing of development is set out in Table 7.2. Where national policy requires a local planning authority to identify and update annually a supply of specific deliverable sites in their district, this will be assessed against the minimum delivery rates for the district set out in Table 7.2, irrespective of any shortfalls or surpluses in other districts and in the Plan area overall (unless national policy requires a different figure to be used). Each local authority will monitor delivery rates within their area and will take action as necessary to ensure that delivery rates are maintained as anticipated in this plan. If this regular monitoring reveals significant deviation from the phasing in this plan, the factors resulting in these changes will be determined and consideration will be given to what action would be appropriate, including development management action and review of the policies in this plan. This work would feed into the regular reviews of this plan, although individual authorities may wish to take specific local action outside the formal review process to ensure that they can maintain delivery rates. Table 7.2 Distribution and Phasing of new dwellings 2022-2039 <table><tr><td>-</td><td>Annual average 2022-2039</td><td>2022-2025 (annual)</td><td>2025-2030 (annual)</td><td>2030-2039 (annual)</td><td>Total 2022-2039</td></tr><tr><td>Bolton</td><td>787</td><td>787</td><td>787</td><td>787</td><td>13,379</td></tr><tr><td>Bury</td><td>452</td><td>246</td><td>452</td><td>520</td><td>7,678</td></tr><tr><td>Manchester</td><td>3,533</td><td>3,533</td><td>3,533</td><td>3,533</td><td>60,061</td></tr><tr><td>Oldham</td><td>680</td><td>404</td><td>680</td><td>772</td><td>11,560</td></tr><tr><td>Rochdale</td><td>616</td><td>568</td><td>616</td><td>632</td><td>10,472</td></tr><tr><td>Salford</td><td>1,658</td><td>1,658</td><td>1,658</td><td>1,658</td><td>28,186</td></tr><tr><td>Tameside</td><td>485</td><td>236</td><td>485</td><td>568</td><td>8,245</td></tr><tr><td>Trafford</td><td>1,122</td><td>817</td><td>1,122</td><td>1,224</td><td>19,077</td></tr><tr><td>Wigan</td><td>972</td><td>814</td><td>972</td><td>1,025</td><td>16,527</td></tr><tr><td>PfE</td><td>10,305</td><td>9,063</td><td>10,305</td><td>10,719</td><td>175,185</td></tr></table>	-	Annual average 2022-2039	2022-2025 (annual)	2025-2030 (annual)	2030-2039 (annual)	Total 2022-2039	Bolton	787	787	787	787	13,379	Bury	452	246	452	520	7,678	Manchester	3,533	3,533	3,533	3,533	60,061	Oldham	680	404	680	772	11,560	Rochdale	616	568	616	632	10,472	Salford	1,658	1,658	1,658	1,658	28,186	Tameside	485	236	485	568	8,245	Trafford	1,122	817	1,122	1,224	19,077	Wigan	972	814	972	1,025	16,527	PfE	10,305	9,063	10,305	10,719	175,185	
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Places for Everyone	Policy JP-H2: Affordability of New Housing Substantial improvements will be sought in the ability of people to access housing at a price they can afford, including through: 1. Significantly increasing the supply of new housing, in accordance with Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases 2. Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability 3. Supporting provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities)																																																																			

	4. Working with Government to maximise the amount of public funding being directed towards the provision of new affordable housing 5. Increasing the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low income households.	
Places for Everyone	Policy JP-H4: Density of New Housing This policy sets out the minimum densities (dwellings per hectare) for housing development. Whilst not a requirement for development, regard should be had to the minimum densities within the PfE. The policy also states that in order to achieve an appropriate mix of housing across the plan area, developments should include the provision of houses and/or apartments having regard to the following and the need to achieve high quality design: 35-70 dwellings per hectare (primarily houses); 70-120 dwellings per hectare (mix of houses and apartments); and 120+ dwellings per hectare (primarily apartments).	
Core Strategy	Policy EC 2: Existing Employment Space The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that: - The existing use is un-viable in terms of business operations, building age and format; - The existing use is incompatible with adjacent uses; - The existing use is unsuitable for employment having had regard to the Manchester- Salford - Trafford SFRA; or - On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.	
Core Strategy	Policy EC 10: Wythenshawe Wythenshawe is expected to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution. The majority of economic development will be focused on: - Manchester Airport and specifically Manchester Airport Strategic Site and Airport City Strategic Employment Location are suitable for aviation related development and a mix of economic development uses including offices, high technology industries, logistics, warehousing and airport hotels. - University Hospital South Manchester suitable for growth related to the healthcare and biosciences and ancillary offices. - Existing employment sites along: - West Wythenshawe Development Corridor - Oaks Business Park (B1) and Roundthorn Industrial Estate (B8); - East Wythenshawe Development Corridor - Sharston Industrial Estate (B8), Atlas and Concord Business Parks (B1) and Ringway Trading Estate (B8). - The district centres of Wythenshawe, Northenden and the proposed centre at Baguley will all be suitable for mixed use local employment provision serving their catchment area. Development and infrastructure provision will be supported which strengthens transport connections between Roundthorn Industrial Estate, University Hospital South Manchester, Airport City and Manchester Airport. The Council will seek to maximise the opportunities to enhance this spatial cluster of key employment uses. The existing employment role of Roundthorn Industrial Estate and Sharston will be supported, including the existing industrial and manufacturing uses. Proposals which improve the connectivity of Roundthorn Industrial Estate to the Airport and Motorway network will be encouraged. Development proposals and planning applications should have regard to: - Ensuring employment opportunities are made accessible to local communities, particularly those at Manchester Airport; - Locations with good access to the national motorway network M56 and M60 and their suitability for logistics; - Proposed extension to Metrolink and new stops plus improved bus routes; - Delivery of low and zero carbon decentralised energy schemes and energy projects within Strategic Employment Locations.	
Core Strategy	Policy H2: Strategic Housing Location The key location for new residential development throughout the plan period will be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing.	

	Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits. Developers should take advantage of these opportunities by:- • Diversifying the housing offer with particular emphasis on providing medium density (40-50 dwellings per hectare)* family housing including affordable housing. In locations which are close to the City Centre, such as the Lower Irk Valley and Holt Town, higher densities will be appropriate. However, the provision of family homes should remain an emphasis in these areas, too. • Including environmental improvements across the area. • Creating sustainable neighbourhoods which include complementary facilities and services. • Considering the scope to include a residential element as part of employment-led development. Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure as set out in the energy policies (EN4 - EN7). Housing proposals in the Strategic Housing Location, in particular in West Gorton, the Irk Valley, Holt Town and the Lower Medlock Valley, will need to take account of the flood risk issues in line with policy EN14 - Flood Risk. *Replaced by PfE Policy JP-H4	
Core Strategy	Policy H 7: Wythenshawe The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.	
Core Strategy	Policy H 8: Affordable Housing The following requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance. 1. New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options. 2. The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment. 3. Affordable housing units will be inclusively designed to reflect the character of development on the site. 4. Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. In the latter case, such circumstances could include: • There is a very high level of affordable housing in the immediate area; • There is either a high proportion of social rented (35%), or low house prices in the immediate area compared to average incomes; • Affordable housing would be prejudicial to the diversification of the existing housing mix. • The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes; • It would financially undermine significant development proposals critical to economic growth within the City; • The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability; • *There is a need for additional housing provision for older people or disabled people either as affordable or market housing dependent on the results of a financial viability assessment of the scheme.*	

	5. The Council will also consider the provision of affordable housing which is delivered by taking advantage of other equity based products in addition to those options identified in PPS 3. 6. The definition used for affordable housing is set out in Annex B of PPS 3. *Replaced by PfE Policy JP-H2	
Core Strategy	Policy H 10: Housing for People with Additional Support Needs Proposals for accommodation for people with additional support needs will be supported where:- • There is not a high concentration of similar uses in the area already. • Where it will contribute to the vitality and viability of the neighbourhood. • Where there would not be a disproportionate stress on local infrastructure such as health facilities.	
Core Strategy	Policy PA 1: Developer Contributions Where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Through such obligations, the Council may seek contributions for the following with priority assessed on a site by site basis: • Affordable housing • Education • Health and wellbeing facilities • Community facilities • Provision of Green Infrastructure including open space • Public realm improvements • Protection or enhancement of cultural heritage • Protection or enhancement of environmental value • Safety and security improvements • Training and employment initiatives • Highway improvements, traffic management, sustainable transport and disabled people's access • Climate change mitigation / adaptation Where development has a significant impact on the Strategic Road Network developer contributions would be sought through section 278 agreements. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. Where appropriate, any such provision will be required to be provided on site. Where this is not possible, a commuted sum payment is likely to be sought. In determining the nature and scale of any planning obligation, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination may be taken into account. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied. These issues will be addressed in accordance with guidance in Strategic Regeneration Frameworks and local circumstances.	
Sustainability		
Places for Everyone	Policy JP-S1: Sustainable Development To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.	

[...]

It is expected that development in the Plan area will apply a net zero carbon approach to operational emissions up until 2028, thereafter emissions in construction should be considered. Minimum carbon reduction targets will be set in line with the Future Homes Standard of 80% or until such a time this is superseded.

[...]

Part L 2021 of national Building Regulations took effect on 15 June 2022 and is a stepping stone to Future Homes and Future Building Standards (FHS), which is currently being consulted on in 2024 and is expected to be introduced in 2025. [...] From 2025, applicants will need to demonstrate carbon reductions have been maximised with an opportunity to offset any residual carbon to a carbon offset fund. The approach will be reviewed in line with future standards as they are introduced.

Table 5.1 Best Practice Thresholds for Reducing Energy Demand and Onsite Renewable Energy Generation within residential developments

-	Space Heat Demand ²⁵	Hot Water Energy Demand ²⁶	Renewable Energy Generation Targets
2021 - 2025	Houses (30kWh/m2) Flats (25kWh/m2)	20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 20% ground floorspace
2025 - onwards	Houses (20kWh/m2) Flats (15kWh/m2)	^20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 40% ground floorspace
*Ground floorspace used as a proxy for available roof area.	-	-	-
^will need to be reviewed with Future Homes Standard 2025 to determine if savings already embedded.	-	-	-

[...]

By following the energy hierarchy, new development will need to achieve net zero carbon through the maximisation of on-site measures first. However, in circumstances where a development has demonstrated that the hierarchy has been followed and there are no reasonable alternatives to meet the minimum carbon reductions, then payment to offset remaining emissions will also be required.

[...]

Under amendments to the Building Regulations, the Government has introduced new requirements for installing electric vehicle charge points in new homes, new non-residential buildings, and when some buildings are renovated. New developments will need to meet the requirements set out in Part S of the Building Regulations, unless superseded by relevant Local Plan policies.

Places for Everyone	Policy JP-S2: Carbon and Energy The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: 1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling; 2. Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured; 3. Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities; 4. Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques; 5. An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable; a. Be net zero carbon⁽²⁹⁾ which applies: • from adoption – to regulated operational carbon emissions; • from 2028 – to all emissions ‘in construction’. From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions. Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to: i. Minimise energy demand; ii. Maximise energy efficiency; iii. Use renewable energy; iv. Use low carbon energy; and v. Utilise other energy sources. From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies. b. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site; c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date; d. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1. For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced. e. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the ‘Ene 01 – reduction of energy use and carbon emissions’ category rising to ‘BREEAM outstanding’ equivalent for ENE 01 from 2028. f. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible. Districts may set out specific carbon emission reduction and energy demand targets within Local Plans.	
Places for Everyone	Policy JP-S3: Heat and Energy Networks The provision of decentralised energy infrastructure is critical to the delivery of our objectives for low carbon growth, carbon reductions and an increase in local energy generation. The following measures will help to achieve this:	

	1. Delivery of renewable and low carbon energy schemes will be supported with particular emphasis on the use of decentralised energy networks in areas identified as “Heat and Energy Network Opportunity Areas”. These have been identified where: a. Existing heat/energy networks are operational or have been commissioned; b. Proposals for new heat networks/energy networks are being progressed, or future opportunities have been identified in city-region master planning; c. Sufficient density of existing heat demand occurs; and d. Significant future development is proposed at the strategic development locations. 2. Within the identified “Heat and Energy Network Opportunity Areas”, unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions or such connection is not practicable or financially viable, it is expected that: a. New residential developments that are '10 dwellings or more' or other developments over 1,000 m² floorspace shall: i. Connect to an existing or planned heat/energy network or be designed to enable future connection (where within 500m of such a network); and/or ii. Install a site-wide or communal heat/energy network solution. b. An expectation that new industrial development will demonstrate that opportunities for using waste heat locally have been fully examined, and included in proposals; c. An expectation that where publicly-owned buildings and assets adjoin new major development sites, opportunities for these buildings and assets to connect to site-wide proposals will be considered; and d. An expectation that any site-wide networks will be designed so as to enable future expansion to adjoining buildings or assets as appropriate.	
Places for Everyone	Policy JP-S6: Resource Efficiency The achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester’s ambition of becoming a leading green city region by 2038. The following measures will help achieve this: 1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce; 2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and 3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.	
Core Strategy	Policy EN 4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions: • *All development must follow the principle of the Energy Hierarchy, being designed: ○ to reduce the need for energy through design features that provide passive heating, natural lighting and cooling ○ to reduce the need for energy through energy efficient features such as improved insulation and glazing ○ to meet residual energy requirements through the use of low or zero carbon energy generating technologies* • Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. • Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. • Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. • The use of building materials with low embodied carbon in new development and refurbishment schemes. *Replaced by PfE Policy JP-S2	
Core Strategy	Policy EN 5: Strategic Areas for low and zero carbon decentralised energy infrastructure Within Manchester it is considered that the following strategic areas, indicated on the key diagram, will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available: • The Regional Centre, which also includes the Oxford Road Corridor and Eastlands • District Centres and associated major development sites • Airport Strategic Site • Strategic housing location	

	Strategic employment locations Within these areas new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities and other public sector bodies, as appropriate, to bring forward such plans. Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO2 reduction funded by contributions.	
Core Strategy	Policy EN 8: Adaptation to Climate Change All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: *Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability* - Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways - The need to control overheating of buildings through passive design *The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation* Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance. *Replaced by PfE Policy JP-S2, JP-S4, JP-G8	
Technical Considerations		
Flood Risk		
Places for Everyone	Policy JP-S4: Flood Risk and the Water Environment An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: - Returning rivers to a more natural state, where practicable; - Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants; - Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding; - Expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues; - Ensuring that sustainable drainage systems: - Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation; - Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground; - Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and - Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development. - Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment; and - As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards.	
Core Strategy	Policy EN 14: Flood Risk In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).	

	• In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. • *All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.* In CDAs, evidence to justify the surface water run-off approach / rates will be required. • The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure. *Replaced by PfE Policy JP-S4	
Core Strategy	Policy EN 17: Water Quality With reference to the Manchester-Salford-Trafford SFRA and other relevant documents: • Development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological; • *Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses;* • Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site; • Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse. *Replaced by PfE Policy JP-S4	
Air Quality		
Places for Everyone	Policy JP-S5: Clean Air A comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including: 1. Locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution; 2. Determining planning applications having regard to the most recent development and planning control guidance published jointly by the Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK), and the most recent IAQM Guidance on the Assessment of Dust from Demolition and Construction, or relevant successor guidance, including the requirement for developers to submit construction management plans as appropriate; 3. Requiring applications for developments that could have an adverse impact on air quality to submit relevant air pollution data so that adverse impacts on air quality can be fully assessed and development only permitted where they are acceptable and/or suitable mitigation can be provided; 4. Restricting developments that would generate significant point source pollution such as some types of industrial activity and energy generation; 5. Significantly expanding the existing commercial network of electric vehicle charging points, both for public and private use, including as part of new developments; 6. Implementing the Clean Air Plan and associated measures; 7. Facilitating the more sustainable distribution of goods within the urban area, including through accommodating urban consolidation centres and urban distribution centres that use ultra-low-emission vehicles, and local delivery facilities to reduce repeat delivery attempts; 8. Designing streets to avoid trapping air pollution at ground level, including through the appropriate location and scale of buildings and trees; 9. Controlling traffic and parking within and around schools, early years sites and other locations that are particularly sensitive to air quality; 10. Promoting actions that help remove pollutants from the air, such as enhancing the green infrastructure network and using innovative building materials that capture air pollutants; and 11. Development should be located in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution, particularly for vulnerable users.	
Core Strategy	Policy EN 16: Air Quality The Council will seek to improve the air quality within Manchester, *and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport*. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.	

	When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas. *Replaced by PfE Policy JP-S5	
BNG / Ecology		
Places for Everyone	Policy JP-G6: Urban Green Space To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions: - existing urban green space will be protected and enhanced in balance with other considerations; and - we will work with developers and other stakeholders to deliver new high quality urban green spaces. Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.	
Places for Everyone	Policy JP-G7: Trees and Woodland Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.	
Places for Everyone	Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity Development will be expected to: - Follow the mitigation hierarchy of: - Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then - Adequately mitigating any harm to biodiversity, then - Adequately compensating for any remaining harm to biodiversity - Avoid fragmenting or severing connectivity between habitats; - Achieve a measurable net gain in biodiversity of no less than 10% - Make appropriate provision for long-term management of habitats and geological features connected to the development; - Where appropriate, development should: mitigate air pollution impacts on, Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and - Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.	
Core Strategy	Policy EN 9: Green Infrastructure New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management. Key features of Manchester's green infrastructure will include: - The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area. - The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity. - The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme. - The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas. New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.	

Core Strategy	Policy EN 15: Biodiversity and Geological Conservation The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to: • sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham); • other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP); • protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP); • sites that are recognised for their geological importance; • the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, *either on-site or adjacent to the site*, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to: • the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks; • the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale; • the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages; • Manchester's Climate Change Action Plan; • the Strategic Flood Risk Assessment (SFRA) for Manchester; • the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary; • the River Basin Management Plan for the North West; • the Manchester Tree Strategy. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. *Development should wherever possible seek to maintain, enhance or restore existing geology.* *Replaced by PfE Policy JP-G8	
Highways / Access		
Places for Everyone	Policy JP-P1: Sustainable Places We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with: 1. Distinctive, with a clear identity that: A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture; B. Enables a clear understanding of how the place has developed; and C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used 2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design 3. Socially inclusive: A. Responding to the needs of all parts of society; B. Enabling everyone to participate equally and independently; C. Providing opportunities for social contact and support; and D. Promoting a sense of community 4. Resilient, capable of dealing with major environmental events 5. Adaptable, able to respond easily to varied and changing needs and technologies 6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained 7. Resource-efficient with:	

	A. A low carbon footprint; B. Efficient use of land; C. Minimised use of new materials; D. High levels of recycling 8. Safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster. 9. Supported by critical infrastructure, such as energy, water and drainage and green spaces 10. Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage 11. Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places 12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place 13. Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest 14. Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond 15. Comfortable and inviting, with indoor and outdoor environments: A. Offering a high level of amenity that minimises exposure to pollution; and B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter 16. Incorporating high quality and well managed green infrastructure and quality public realm, with: A. Opportunities for recreation and outdoor play for children, and interaction between the generations; B. Public and private spaces clearly distinguished; C. Development clearly defining, and promoting activity within, public spaces; D. High quality landscaping with schemes 17. Well-served by local shops, services and amenities, including education and health facilities	
Places for Everyone	Policy JP-P6: Health To help tackle health inequality new development will be required, as far as practicable, to: A. Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development; B. Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and C. Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing. Improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents, including through: 1. Requiring, where appropriate, the provision of new or improved health facilities as part of new developments proportionate to the additional demand that they would generate; 2. Enabling the continued enhancement and successful operation of our hospitals; and 3. Facilitating greater integration of health and social care, and the provision of integrated wellness hubs, including the co-location of health, community and wellness services.	
Places for Everyone	Policy JP-C1: An Integrated Network In order to help deliver an accessible, low carbon Greater Manchester with world-class connectivity, we will support a range of measures, including: 1. Delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure; 2. Enabling the provision of high quality digital infrastructure; 3. Locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport; 4. Transforming transport infrastructure and services by securing investment in new and improved transport infrastructure and services that will: • promote social inclusion, support economic growth, reduce carbon emissions and protect our environment and air quality; • meets customers' needs by being integrated, reliable, resilient, safe and secure, well-maintained, environmentally responsible, attractive and healthy; and	

	- provide access to jobs and other key services, including healthcare, education, retail, recreation and leisure facilities, greenspace and green infrastructure. 5. Ensuring that development and transport investment fully considers the needs of all people and those modes which make most efficient and sustainable use of limited road space, by following the hierarchy set out below (highest priority first): - Pedestrians (and people using mobility aids); - Cyclists, powered two-wheelers, and public transport users; - People doing business or providing services (such as taxis/private hire, deliveries or waste collection) - People in personal motorised vehicles 6. Developing local transport industry skills and education to ensure the right skills are available into the future.	
Places for Everyone	Policy JP-C5: Streets for All - The design and management of streets will follow a Streets for All approach, including by: - Understanding the ‘movement and place function’ of streets as the starting point for improvement; - Ensuring that streets are welcoming for all, and respond to the needs of those with reduced mobility; - Delivering new and improved walking and cycling routes and facilities as part of the delivery of an integrated sustainable transport network; - Maximising the ability of pedestrians and cyclists to navigate easily, safely and without delay, and minimising barriers and obstacles to their movement; - Providing frequent opportunities for people to rest, linger and socialise, and for children to play, particularly in streets with a high ‘place function’; - Setting aside space for cycle parking (including for bike-sharing schemes where appropriate), high-quality public transport waiting areas, and other facilities that will support sustainable modes of travel; - Incorporating increased levels of greenery including trees where possible; - Offering shelter from wind and rain, and shade from the sun; - Delivering priority for public transport and facilities for public transport users; - Providing appropriate places and routes for servicing, deliveries and ‘drop-off’; - Mitigating the impacts of air and noise pollution and carbon emissions from road transport; - Ensuring the efficient movement of people and goods on streets with a high ‘movement function’ and; - Harnessing new mobility innovations such as traffic signals technology and ULEV charging infrastructure. - Improvements to the highways network are part of a multi-modal strategy to increase public transport, cycling and walking and improve access for all; - Any new infrastructure minimises the negative effects of vehicle traffic; and - New infrastructure includes provision for utilities and digital infrastructure where required.	
Places for Everyone	Policy JP-C6: Walking and Cycling In order to help deliver a higher proportion of journeys made by walking and cycling, we will support a range of measures, including: - Creating safe, attractive and integrated walking and cycling infrastructure, connecting every neighbourhood and community with reference to national and locally adopted design guidance; - Ensuring routes are direct, easily navigable and integrated with the street and public transport network; - Creating active neighbourhoods and street networks which are more permeable to walking and cycling than to the private car, creating an incentive to walk and cycle; - Creating, where needed, dedicated separate space for people walking and cycling, with pedestrians and cyclists given priority at junctions and crossings; - Increasing the capacity and quality of walking and cycling infrastructure in locations where significant growth in the number of short journeys is anticipated, and where quality of place improvements are proposed; - Utilising and enhancing green infrastructure, including canals, parks and recreation grounds, to create opportunities for walking and cycling.	
Places for Everyone	Policy JP-C8: Transport Requirements of New Development New development will be required to enable and encourage walking, cycling and public transport use to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments. This will include: - Prioritising new and enhanced walking, cycling and public transport routes through and around the site; - Subsidising new or amended public transport services where the development would otherwise have inadequate public transport access; - Making adequate car parking provision, including disabled drivers and passengers; - Providing ULEV charging infrastructure;	

	• Provide overnight parking and rest areas, with appropriate facilities for HGV drivers; • Providing designated pick-up/drop-off points for taxis and other demand-responsive transport where appropriate; • Make appropriate provision for deliveries and services; • Construction Management Plans; • Transport Assessments and Travel Plans.	
Digital Connectivity		
Places for Everyone	Policy JP-C2: Digital Connectivity We support the provision of affordable, high quality, digital infrastructure. In making decisions we will support a range of measures, including: 1. Enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology; 2. Requiring all new development to have full fibre to premises connections, unless technically infeasible and/or unviable, and to incorporate multiple-ducting compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections. It is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties and 3. Facilitating the provision of free, secure, high speed public wi-fi connections, particularly in the most frequented areas.	
Noise		
'Saved' Policies of the City of Manchester Unitary Development Policies	26. DEVELOPMENT AND NOISE DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control. DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future. DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted: a. in residential areas; b. near schools, hospitals, nursing homes and similar institutions; c. near open land used frequently for recreational purposes. DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following: a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers; b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or noncritical rooms within a building; and c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission. DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate. DC26.6 Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.	