Former Peacock Centre and Land at Pipewell Avenue, Gorton

Planning Statement

On behalf of **Clarion Housing Association Limited and Clarion Property Development Services Limited**

Project Ref: 333102268/A5| Rev: 05 | Date: June 2026

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1 Introduction

1.1 Background

1.1.1 This Planning Statement has been prepared by Stantec on behalf of Clarion Housing Association Limited and Clarion Housing Property Development Services Limited (hereafter referred to as 'Clarion', or the 'Applicant'), in support of a full planning application for the erection of 75 homes (Use Class C3), comprising of a 25 home-apartment building and 50 family homes, with associated vehicular access and parking, private amenity spaces, new and enhanced public spaces, including new informal play areas, and improved walking and cycling links, at the former Peacock Centre and the land at Pipewell Avenue, Gorton, Manchester. The description of development is as follows:

> *'Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.'*

1.2 Purpose of Statement

1.2.1 The purpose of this Statement is to assess the proposed development against the relevant adopted development plan policies and any other material considerations in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004).

1.2.2 The Statutory Development Plan relevant to the proposals currently comprises the Manchester's Core Strategy, adopted in July 2012 (and subsequently updated in 2024), Places for Everyone (PfE) Joint Development Plan, adopted in March 2024, the 'saved' policies of the Manchester Unitary Development Plan (1995), and the Joint Minerals and Waster Plan, adopted 2013/2024.

1.2.3 Recent Planning History of the Site as well as the guidance contained within the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance (NPPG) are also important material considerations that will be considered within this Statement.

1.2.4 This Statement focuses on considerations associated with the principle of the development for the proposed scheme and its compliance with relevant policies of the development plan, as well as the guidance laid out within the NPPF and PPG. Issues relating to the proposed design and detailed technical matters are the focus of the supporting Design and Access Statement (DAS), and other accompanying technical documents.

1.3 The Applicant

1.3.1 Clarion is the UK's largest housing association, a strategic partner of Homes England, a major home builder, and an investor in people and places. Through its development arm, Latimer, Clarion delivers more than 2,000 homes each year. As the country's largest social landlord, Clarion manages approximately 125,000 homes and serves around 360,000 residents nationwide. Its 4,000-strong team works in partnership with hundreds of organisations across the UK to deliver positive outcomes for residents and communities.

1.3.2 In 2024–25, Clarion Futures, the Group's charitable foundation, generated £128 million in social value, reflecting the significant positive impact of its programmes. During the same period, Clarion supported 1,505 people into employment, worked with over 300 employers through its national jobs and training programme, and delivered 1,727 new homes, of which 83% were affordable tenures.

1.4 Application Documents

1.4.1 Table 1 (below) provides a summary of the documents submitted in support of this planning application. The range and extent of the documents listed below have been agreed with the Council through pre-application consultation. It is expected therefore, that the submitted documents are sufficient to meet the Council's requirements.

Table 1: Planning Application Documents

Submission Documents	Author
Planning Applications Forms and Certificate	Stantec
Planning Statement (this document)	Stantec
Statement of Community Involvement	
Affordable Housing Statement	
Open Space Strategy Note	
Design and Access Statement	PRP
Full Suite of Plans	
House Types	
Landscape Plans	Planit
Flood Risk Assessment and Drainage Strategy	SGI Consulting
Land Contamination Assessment (Phase 1)	
Land Contamination Assessment (Phase 2)	SGI Consulting
Ecology Surveys and Reports	Thomson
BNG Statement and Accompanying Metric	
Arboricultural Survey and Report	
Arboricultural Method Statement	Thomson
Transport Assessment and Travel Plan	Stantec Highways
Stage 1 Road Safety Audit	Network Road Safety Limited
Archaeology Assessment	Stantec
Air Quality Assessment	Stantec
Noise Impact Assessment	Stantec
Crime Impact Assessment	Design for Security
Whole Life-Cycle Carbon Assessment	Greengage
Sustainability Statement	CPW
Broadband Connectivity Assessment	GTech Surveys
Employment, Training and Skills Plan	Clarion Housing Group

1.4.2 The requisite planning application fee of £37,569 will be paid by the Applicant under separate cover.

1.5 Pre-application Advice and Consultation

1.5.1 The Applicant has engaged with Planning Officers through formal and informal pre-application processes provided by Manchester City Council (herein referred to as the 'Council').

1.5.2 The Statement of Community Involvement (SCI) which supports this planning application explains the measures taken to engage with the local community, local stakeholders as well as the Council as part of the preparation of this planning application. This included a leaflet drop to local residents and members in March 2026, as well as a public consultation event and

Member engagement sessions. The exercise was undertaken to invite those to view and provide their comments on the application. In addition, numerous meetings were held with Officers at the Council as part of the iterative design process (documented in full within the aforementioned SCI).

1.5.3 In summary, the associated SCI demonstrates the planning application has been informed through engagement with officers and local community in accordance with the guidance laid out in the Localism Act (2011), the National Planning Policy Framework and the Council's own Statement of Community Involvement.

1.6 Statement Structure

1.6.1 The remainder of this planning statement is structured as follows:

- Section 2 will describe the Site, its physical characteristics as well as the nature of the surrounding area;
- Section 3 will provide further detail on the nature of the development that is proposed as part of this application for planning permission;
- Section 4 will consider the Development Plan that is pertinent in the consideration of the development;
- Section 5 considers other material considerations that are pertinent in the consideration of this development proposal;
- Section 6 provides a planning assessment of the development proposal, having regard to the detail of the preceding sections of this Report; and finally
- Section 7 provides concluding comments, and makes the case for the proposed development.

2 The Site and Surroundings

2.1.1 This Section provides details of the Site's location and surroundings, and its physical characteristics. Further details of this are provided within the supporting Design and Access Statement.

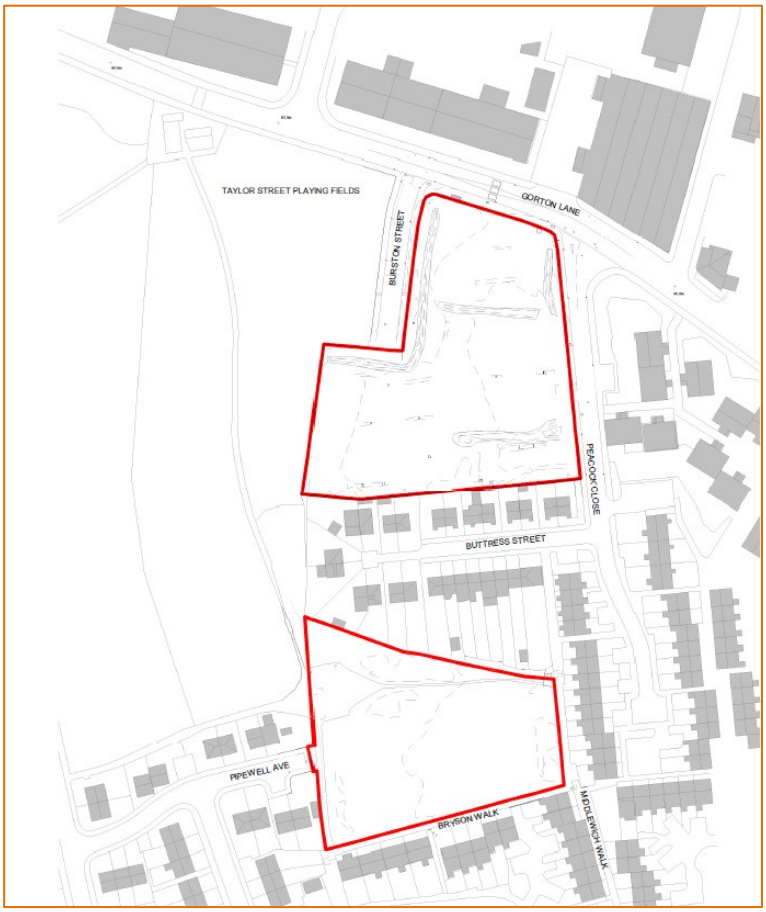
2.2 Site Location

2.2.1 The Site comprises two separate land parcels located within the Gorton area. The extent of the area to which this Planning Statement relates is shown on the enclosed Site Location Plan, illustrated at Figure 1 below.

2.2.2 The Site is in a highly sustainable location, with pedestrian and cycle infrastructure close to the Site. The Site also benefits from bus stops immediately north of the Peacock Centre parcel, providing regular services to Manchester City Centre, Cheetham Hill, Dane Bank, and Pendleton, as well as connections to the wider transport network. In addition, the Site is also located within walking distance of Belle Vue Station, Gorton Station, as well as retail and civic amenities within the district centre, including Gorton Hub, supermarkets, day nurseries and schools.

2.2.3 In terms of statutory designations, the Site is not located within a Conservation Area and there are no known landscape or environmental designations affecting the Site. There are also no listed buildings within, or immediately adjacent to, the Site. The entire Site lies within Flood Zone 1 and is therefore considered to be at the lowest risk of flooding.

Figure 1: Site Location Plan



2.3 Site Description

2.3.1 The Site extends to approximately 1.35 hectares and comprises two distinct land parcels.

2.3.2 The northernmost parcel, accessed from Burston Street and Peacock Close (and fronting Gorton Lane), is the location of the former Peacock Centre, a community facility which closed in recent years and subsequently became vacant. The building has since been demolished and the Site remains vacant. This parcel is identified on the Council's Brownfield Register (Ref: Gort_N_Cap_700) with an indicative capacity of 32 homes. Hereafter this parcel is referred to as the 'Peacock Centre Site'.

2.3.3 The southernmost parcel adjoins Pipewell Avenue and comprises an undeveloped area of land that is accessible on foot from Bryson Walk and Middlewich Walk. This parcel is identified within the Council's latest Open Space Strategy as amenity greenspace. However, visits to the site and feedback from the public consultation exercise (see supporting Statement of Community Involvement) have confirmed that this area of the site is subject is subject to fly tipping and anti-social behaviour. Further considerations in this respect are set out in the assessment section of this Statement, and within the accompanying Open Space Strategy note, which is also provided in support of this planning application. Hereafter this parcel is referred to as the 'Pipewell Avenue Site'.

2.4 Surroundings

2.4.1 The Site is located within the Gorton & Abbey Hey ward, which forms part of eastern Manchester, sitting approximately 4.6km east of Manchester City Centre.

2.4.2 The Site is located within a well-established urban area. The Peacock Centre Site lies to the south of Gorton Lane, with commercial development north of Gorton Lane. Burston Street, off Gorton Lane, runs partway along the western side of the Site and Peacock Close forming the eastern boundary. Residential properties are located further to the east and also adjoin the Peacock Centre Site to the south.

2.4.3 Properties along Buttress Street are situated between the two parcels of land that comprise the wider Site, with the rear gardens of the southern Buttress Street properties forming the northern boundary of the Pipewell Avenue Site.

2.4.4 The Pipewell Avenue Site is surrounded by residential properties on all sides. To the south lies Bryson Walk, a footpath that runs between Pipewell Avenue and the adjacent residential properties to the south. Taylor Street Playing Fields are located to the north-west of the Site, immediately adjoining the Site boundary. To the east of the Site lies Middlewich Walk, a pedestrian-only route.

2.5 Services and Facilities

2.5.1 A full appraisal of the services and facilities located within walking and cycling distance of the Site is provided within the accompanying Transport Assessment. However, in summary, the Site is located within a highly sustainable, and accessible location, and benefits from excellent access to a wide range of services and amenities located within a short walking distance. These include (but are not limited to):

- Gorton Post Office
- St James CE Primary School
- Co-op Belle Vue Academy

- Gorton Medical Centre
- Gorton Hub community facility
- A range of large food retailers, including Tesco and Aldi
- Tesco Pharmacy
- A variety of local pubs, restaurants, and takeaway food outlets
- Several places of worship serving the local community

2.5.2 In addition to the above services, the Site is located within a sustainable location which provides extensive access to the surrounding amenities in and around Manchester, and benefits from excellent pedestrian and public transport links. Two bus stops are located to the north of the Peacock Centre site on Gorton Lane, providing services to Manchester City Centre, Cheetham Hill, Dane Bank and Pendleton. Approximately 200m south of the Site, on Garratt Way and Hyde Road, additional bus services provide connections to the Trafford Centre, Pendleton, Stockport, Gee Cross, Hattersley and Gorton. Belle Vue Railway Station is located approximately 300m south of the Site and offers regular services to New Mills Central and Manchester Piccadilly, providing access to the wider regional rail network. Additionally, Gorton Railway Station is also located approximately 720 metres to the north-east of the Site, providing further access to the sustainable transport network.

2.6 Sustainable Transport

2.6.1 The submitted Transport Assessment (TA) prepared by Stantec provides a detailed account of the Site's accessibility by Public Transport.

2.6.2 Section 4 of the supporting TA confirms that the Site is within a highly sustainable and accessible location, with wide access to a plethora of pedestrian routes, cycle routes and public transport options, all within walking distance of the Site. These, in turn, provide connections to the wider transport network, including major railway stations and international airports.

2.7 Planning History

2.7.1 A review of the Local Planning Authority's publicly available planning records has not identified any planning applications, submitted within the past five years, in relation to the Site that are considered to be relevant to the development proposed as part of this planning application.

2.7.2 Below the table presents any relevant planning applications, within the surrounding area, that have been submitted overtime.

Application ref.	Address	Description	Decision	Date
130127/VO/2021	1 Hammerstone Road Manchester M18 8EQ	CITY COUNCIL DEVELOPMENT: Refurbishment and reconfiguration of the existing loco shed to include office, storage, and workshop accommodation; demolition of existing ancillary buildings; erection of a new gatehouse;	Approved	03/12/2021

Application ref.	Address	Description	Decision	Date
		reconfiguration of existing parking areas; creation of a 'Winter Maintenance' area including a commercial vehicle parking garage with associated office & welfare accommodation and a grit/salt storage barn; creation of vehicle wash-down area; refurbishment of the existing vehicle refuelling area; and restoration and enhancement of the memorial garden.		
122160/FO/2018	Belle Vue Stadium Kirkmanshulme Lane Manchester M18 7BD	Proposed residential development comprising erection of 80 no. apartments within 1 no. part 3 part 4 storey block and 1 no. 3 storey block and the erection of 167 no. 2 and 2 1/2 storey dwellings with associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Kirkmanshulme Lane, site remediation and other associated engineering works following the demolition of the existing buildings	Approved	03/11/2020
122797/FO/2019	Land At Leach Street And Crossley Street Manchester M18 8BA	Erection of 45no. dwellings with associated landscaping and engineering with access from Leach Street	Approved	31/05/2019
105635/OO/2014/N2	Former All Saints School Crossley Street Gorton Manchester	OUTLINE PLANNING APPLICATION for the erection of a maximum of 48 two storey residential dwellings with all matters reserved except access.	Approved	07/08/2014
104446/FO/2013/N2	Land Between The Railway	Proposed erection of 67 no. two-storey, two and	Approved	19/02/2014

Application ref.	Address	Description	Decision	Date
	Line And Gorton Monastery Gorton Manchester	three bedroom houses with associated new highway, car parking, landscaping and boundary treatments		

2.7.3 In summary, the surrounding planning history demonstrates continued support for residential development and regeneration within east Manchester. The approved schemes reflect a pattern of new housing delivery on previously developed land, reinforcing the area's ongoing residential growth and regeneration objectives.

3 The Proposed Development

3.1.1 This Section of the Planning Statement sets out the Applicant's proposed development for the former Peacock Centre Site and the land at Pipewell Avenue.

3.1.2 Further details are provided within the supporting Design and Access Statement which has been drafted in accordance with the Governments Planning Practice Guidance (PPG).

3.1.3 The application seeks full planning permission for the erection of 75, 100% affordable homes across the two land parcels, including a 25 home-apartment building, with associated vehicular access and parking, private amenity spaces, new and enhanced public spaces, including new informal play areas, and improved walking and cycling links. See the description of development below:

> *'Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.'*

3.1.4 An extract of the proposed Site Layout is enclosed at Figure 2 below.

Figure 2: Proposed Site Layout

Peacock Centre:



Pipewell Avenue:



3.1.5 Details of the various aspects which comprise the proposed development are set out below.

3.2 Access

3.2.1 The proposed development incorporates a number of pedestrian and vehicular access points serving the two parcels of the Site.

3.2.2 The Peacock Centre Site will utilise the existing access from Burston Street, which runs north from Gorton Lane. Burston Street will provide access to the car park serving the proposed apartments and the south-western houses. Access to the western part of the Site will be provided via Peacock Close. Pedestrian access will also be available from these points, together with additional pedestrian connections from Gorton Lane and via a path linking to the alleyway along the southern boundary of the Site.

3.2.3 The Pipewell Avenue Site will be served by a single vehicular access point via an eastward continuation of Pipewell Avenue. Pedestrian access will be provided from this point, as well as via existing routes from Bryson Walk to the south and Middlewich Walk to the east.

3.3 Appearance & Layout

3.3.1 The proposed dwellings are traditional in form and materials but have utilised features such as fenestration and brick detailing to provide a contemporary, high-quality finish. The design of the dwellings have been informed by the character of the surrounding area, whilst ensuring the development benefits from its own character, ensuring that the development provides an aspirational neighbourhood, where people want to live.

3.3.2 The Peacock Centre Site comprises an apartment building situated to the north of the Site, comprising 25 apartments (1 and 2 bedrooms), along with 27 family homes (2, 3 and 4 bedrooms) across the remainder of the parcel. The proposed apartment building has been designed to reflect the appearance of the surrounding built form, ensuring that the development responds positively to and integrates with the established character of Gorton. The family housing within the Peacock Centre Site is of a similar typology and appearance to that proposed

on the southern Pipewell Avenue Site. The dwellings are arranged in terraced and semi-detached typologies, framing a central communal space designed for informal play. The front elevations feature high-quality brickwork to ensure active street frontages; Block 12 is strategically positioned to define the site entrance from Burston Street, while Blocks 13 and 14 address prominent corners near the apartment block and the southern boundary.

3.3.3 In addition, private parking is provided at the front of each house, equipped with wall mounted EV charging points. Rear garden access is facilitated either via rear service footpaths or private gated passages between terrace blocks. The three-storey apartment block fronts Gorton Lane, engaging with the existing bus stop, while its south elevation overlooks the central green space and private residential parking. Larger two-bedroom homes are situated at the block's corners to maximise views toward the playing fields and provide dual-aspect living. At ground level, all homes, including the M4(3) accessible typologies feature private patio areas, while upper-level apartments are designed to M4(2) standards and include Juliet balconies.

3.3.4 The southern Pipewell Avenue Site comprises 23 family homes (2 and 3 bedrooms), which, like those at the Peacock Centre Site, have been designed with careful regard to the surrounding context and local character. Private, gated pathways situated between the terrace blocks. A communal growing area is positioned adjacent to the Taylor Street Playing Fields; this serves to enhance the existing public footpath network, strengthening pedestrian connectivity from Gorton Lane toward the Gorton District Centre.

3.3.5 The design includes a strong emphasis on a high-quality public realm, designed to complement the existing residential streets surrounding the Site, and providing designated parking spaces, undesignated visitor spaces, street trees, planting and sustainable urban drainage systems where possible along the main arterial routes.

3.3.6 The layout of streets and the clear street hierarchy ensures a highly permeable development for pedestrians, cyclists and vehicles. Whilst the layout of the dwellings is such that it provides for a high degree of natural surveillance, with properties fronting onto residential streets, and dual fronted properties on corner plots ensures that the high-quality feel of the development is prevalent throughout.

3.3.7 Across both sites, dwellings are arranged to ensure appropriate separation distances are achieved between proposed units, as well as between the development and adjacent existing properties.

3.3.8 The Pipewell Avenue Site is similarly designed to respect appropriate separation distances between existing and proposed dwellings. The layout has been informed by the surrounding residential context, ensuring that new development integrates appropriately with neighbouring properties while safeguarding residential amenity.

3.3.9 Overall, the proposed dwellings across both sites are arranged to ensure that suitable separation distances are maintained between new homes and existing neighbouring properties. The layout has been carefully designed to protect the residential amenity of both existing and future occupiers.

3.3.10 In addition, the scheme seeks to enhance natural surveillance across the development and surrounding streets. Combined with improved lighting and well-defined pedestrian routes, this helps to create a safe, attractive, and legible environment for residents.

3.3.11 A detailed explanation of the design philosophy which underpins the proposed development is set out within the accompanying Design and Access Statement which is submitted in support of this Application.

3.4 Landscaping

3.4.1 The proposed development incorporates high-quality landscaping throughout the Site, including the provision of communal green spaces which will function as informal play areas, alongside additional landscaped areas designed to enhance biodiversity.

3.4.2 The front garden areas of the proposed dwellings will include attractive and robust planting, which will enhance the streetscene while also providing defensible spaces and delivering environmental benefits.

3.4.3 In terms of hard landscaping the development has taken design cues from the surrounding area and includes high quality paving on footways and the shared surface areas of the development.

3.4.4 Within the Peacock Centre Site, a central green amenity space is proposed, providing informal play and recreational opportunities for residents and visitors while introducing meaningful green infrastructure into the heart of the development. This area also contributes to privacy and visual separation within the Site, with additional structural and boundary planting reinforcing green screening throughout the development.

3.4.5 In addition, the north-eastern corner of the Peacock Centre Site comprises further landscaped and green space, which is well screened and contributes to the overall green framework of the Site.

3.4.6 A detailed explanation of the development is available within the accompanying Design and Access Statement. In addition, the landscaping proposals are illustrated within the accompanying plans and visuals, submitted in support of the Application.

3.5 Scale

3.5.1 The proposed development at the Peacock Centre Site comprises 27no 2 storey dwellings, as well as a 3 storey apartment building, and is consistent with neighbouring development in terms of building heights.

3.5.2 The 2 storey dwellings are spread throughout the Peacock Centre Site to foster a high quality and varied streetscene, whilst also assisting in the legibility of the development by defining routes through the Site and creating recognisable and attractive vistas.

3.5.3 This is also the case for the 3 storey apartment block, which has been positioned at the most northern point of the Site, fronting onto Gorton Lane. Providing prominence in one of the main entrance points to the development.

3.5.4 Within the Pipewell Avenue Site, the proposed development comprises 23no 2 storey dwellings and is similarly consistent with the scale of surrounding residential development.

3.5.5 As with the Peacock Centre Site, the scale and arrangement of dwellings within the Pipewell Avenue Site has been carefully considered to ensure a high-quality streetscene, appropriate legibility, and a strong relationship with the surrounding built form.

3.5.6 As above, a detailed explanation of the rationale behind the scale of the proposed development is set out within the accompanying Design and Access Statement.

4 The Development Plan

4.1 Introduction

4.1.1 For decision-taking, planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated in paragraphs 2 and 48 of the NPPF (2025).

4.1.2 The statutory development plan for the purposes of determining this planning application is as follows:

- Places for Everyone Joint Development Plan Document ('PfE Plan') (2024);
- Manchester Core Strategy (2012) and Addendum to Manchester Core Strategy (2024);
- Manchester Proposals Map;
- The 'saved' policies of the Manchester Unitary Development Plan ('UDP') (1995);
- Greater Manchester Joint Minerals Development Plan Document (2013); and
- Greater Manchester Joint Waste Development Plan Document (2012).

4.1.3 Consultation on the draft Local Plan Issues document concluded on 1 May 2020, with consultation on the Draft Local Plan (Regulation 18) ran September to November 2025.

4.1.4 The Local Plan Review is still in the early stages of its development; therefore, limited weight can be attributed to it in the determination of this planning application in accordance with paragraph 49 of the NPPF.

4.1.5 A summary of the relevant policies from the development plan are set out below.

4.2 Places for Everyone (PfE)

4.2.1 The PfE Plan became part of the statutory development plan for each of the nine PfE authorities in March 2024. It is a long-term plan for jobs, new homes and sustainable growth across Greater Manchester

4.2.2 Policy JP-H1 ('Scale, Distribution and Phasing of New Housing Development') states that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305.

4.2.3 Manchester is expected to identify a sufficient supply of sites through its local plan to deliver 60,061 net additional dwellings over the period 2022-2039, which works out at an annual average of 3,533 dwellings. These delivery rates are the minimum number of net additional dwellings Manchester is expected to deliver.

4.2.4 Other PfE policies that are relevant to the determination of this application are listed below (please refer to **Appendix A** for a summary of these policies):

- Policy JP-Strat5: Inner Areas
- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy

- 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-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-C1: An Integrated Network
- Policy JP-C5: Streets for All
- Policy JP-C6: Walking and Cycling
- Policy JP-C8: Transport Requirements of New Development

4.3 Manchester's Core Strategy (2012)

4.3.1 The Manchester Core Strategy (herein referred to as the 'Core Strategy') was adopted by the Council in July 2012. The document sets out the strategic framework for growth and development in Manchester up to 2027.

4.3.2 By the end of the plan period (i.e., 2027) the Council's Vision is for Manchester to be a City with a growing economy and neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced.

4.3.3 In relation to the application site (which is located in East Manchester), it goes on to state that:

'Neighbourhoods in the North and East of the City will have benefited from a significant increase in the quantity and quality of housing'.

4.3.4 The Vision is supported by a series of Spatial Objectives. Those most relevant to the application are set out below:

'S03. Housing: Provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth. *The emphasis will be on providing a good range of high quality housing, (in terms of size, type, tenure, accessibility and price) including affordable housing across the City; to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and with easy access to employment opportunities.*

S06. Environment: Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors. *The development of networks of green infrastructure across the City and City Region, together with protecting and enhancing townscape character and securing a high standard of*

design in all development proposals, will promote healthy, low-carbon lifestyles, contribute to a sense of wellbeing, and help to facilitate the sustainable and inclusive growth of the City.'

4.3.5 The Core Strategy Proposals Map confirms that the application site is located within the 'Inner Areas' and specifically the 'East Manchester Regeneration Area'. Policy SP1 ('Spatial Principles') notes that the Regional Centre will be the focus for high quality city living but beyond this, the majority of new residential development will be delivered in the Inner Areas, defined by North, East, and Central Manchester Regeneration Areas.

4.3.6 The spatial strategy is supported by Policy H1 (Overall Housing Provision) which states that within the Inner Areas in North, East and Central Manchester housing densities will generally be around 40 units per hectare. The type, size and tenure of the housing mix will be assessed on a site-by-site basis based on evidence of local need. The renewal of areas characterised by poor quality housing will be prioritised.

4.3.7 Policy H4 relates specifically to new housing developments within the East Manchester Regeneration Area. The Policy states:

'East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.'

4.3.8 The supporting text to Policy H4 notes that the Housing Need and Demand Assessment 2010 shows that there is a need for 3-4 bedroom family housing and detached housing and a need to retain graduates and provide a housing offer accessible to the 'excluded middle market' (defined as those households on low or average income who cannot acquire a mortgage for a suitable family house). By diversifying the tenure of the housing offer in East Manchester and promoting higher value development where opportunities arise, more economically active households will be attracted to and retained in this area, which will help to underpin the forecast economic trajectory.

4.3.9 The Delivery Strategy supporting Policy H4 ('East Manchester') seeks to deliver:

- 750 dpa 2011-2016 (3,760 dwellings)
- 1,370 dpa 2016-2021 (6,860 dwellings)
- 1,240 dpa 2021-2027 (7,450 dwellings)

4.3.10 However, the above has since been superseded by PfE Policy JP-H1.

4.3.11 In terms of other relevant Core Strategy policies, Policy H8 ('Affordable Housing') requires all residential development on sites where 15 or more units are proposed to be in accordance with the *Providing for Housing Choice document* (that is, new development will be required to contribute to the City-wide affordable housing target of 20%). Policy H8 goes on to state that the proportion of affordable housing units should reflect the type and size of the development as a whole and affordable units should be inclusively designed to reflect the character of development on the site. This policy has now been replaced by Places for Everyone Policy JP-H2.

4.3.12 There are a number of other Core Strategy policies that are relevant to the proposed development but have not been summarised above. These policies are as follows, and have been summarised at **Appendix B**:

- T1: Sustainable Transport
- T2: Accessible Areas and Opportunity and Need
- EN1: Design Principles and Strategic Character Areas (the Site is located within the 'Central Arc Character Area')
- EN8: Adaptation to Climate Change
- EN10: Safeguarding Open Space, Sport and Recreation Facilities
- EN14: Flood Risk
- EN15: Biodiversity and Geological Conservation
- EN16: Air Quality
- EN18: Contaminated Land and Ground Stability
- EN19: Waste
- PA1: Developer Contributions
- DM1: Development Management

4.4 Addendum to Manchester Core Strategy (2024)

4.4.1 A number of the Core Strategy policies were partially replaced upon adoption of the PfE Plan in March 2024. The Council's website sets out which policies have been affected, and which elements of those policies have been replaced by PfE policies. These are listed at **Appendix C.**

4.5 Greater Manchester Joint Waste Development Plan Document (2012)

4.5.1 The Greater Manchester Joint Waste Development Plan Document (Waste Plan) was formally adopted as part of Manchester's Development Plan in April 2012. The document was prepared jointly between the ten Greater Manchester authorities. The Waste Plan is not considered to contain any policies relevant to the proposed development and so is not considered further within this Statement.

4.6 Greater Manchester Joint Minerals Development Plan Document (2013)

4.6.1 The Greater Manchester Joint Minerals Development Plan Document (Minerals Plan) was formally adopted as part of Manchester's Development Plan in April 2013. Like the Waste Plan, the Minerals Plan was prepared jointly between the ten Greater Manchester authorities and identifies how Greater Manchester will deliver the spatial vision for minerals development to 2027.

4.6.2 Map 22 of the Joint Minerals Development Plan Document confirms the Site is not located within a Mineral Safeguarding Area. The Minerals Plan is therefore, not considered to contain any policies relevant to the proposed development, therefore, is not considered further within this Statement.

4.7 Summary

4.7.1 The adopted development plan encourages redevelopment of previously developed land, supports regeneration in East Manchester and provides strong support for the principle of residential development on the Site providing it complies with other design and technical policies in the PfE Plan, Core Strategy and UDP.

4.7.2 Policy H4 seeks to prioritise the delivery of family housing in the East Manchester Regeneration Area. However, the evidence used to justify the policy is dated (published in 2010) and the use of the word 'prioritise' does not mean that other types of residential development will be prohibited. It is, therefore, for the Applicant to demonstrate that the proposed type and mix of housing is acceptable and there is a need for the proposed housing mix and tenure in accordance with Policy H1.

4.7.3 In line with planning legislation and national planning policy, there is also a need to consider whether there are any other relevant material considerations that would indicate the proposed development should be supported. This is considered in the following section of this Statement.

5 Other Material Considerations

5.1 Introduction

5.1.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, it is necessary to consider any other material considerations which are relevant to the application. The following documents are considered relevant to the determination of this application:

- National Planning Policy Framework ('NPPF') (2025);
- National Planning Policy Guidance ('NPPG') (originally published in 2014, regularly updated);
- Supplementary Planning Documents:
  - Providing for Housing Choice (2008); and
  - Guide to Development in Manchester (2007).
- Manchester Housing Strategy 2022-2032;
- Manchester City Council's 2023/24 Authority Monitoring Report;
- Manchester Housing Needs Assessment (2023);
- Manchester Residential Quality Guidance (2017);
- Manchester Open Space Assessment (May 2025);
- Manchester Local Plan Review.
- Gorton Strategic Regeneration Framework (2025)

5.1.2 Each of the aforementioned documents is considered, in turn, below.

5.2 National Planning Policy Framework ('NPPF') (2025)

5.2.1 The NPPF was revised in response to the 'Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation' on 12 December 2024. A further update was published by the Government in February 2025 to address minor amendments to footnotes 7 and 8 and also paragraph 155. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.

5.2.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that:

"…a presumption in favour of sustainable development."

5.2.3 For decision-taking, paragraph 11 states this means:

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where policies are out-of-date, granting permission unless:*

- *The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- *Any adverse impacts would "significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

5.2.4 This establishes a clear expectation that sustainable development should be supported unless there are clear and compelling reasons to refuse planning permission.

5.2.5 In terms of decision-making, paragraph 48 requires Local Planning Authorities to:

"…approach decisions on proposed developments in a positive and creative way…"

5.2.6 Paragraph 48 goes on to confirm that decision-makers should:

"…work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area."

5.2.7 The NPPF therefore promotes a positive, solution-led approach to development proposals, with an emphasis on securing benefits and improvements rather than resisting development without clear justification.

Housing

5.2.8 Section 5 of the NPPF seeks to significantly boost the supply of housing. Paragraph 61 states that local planning authorities should:

"…significantly boost the supply of homes…"

5.2.9 This objective is central to the Government's agenda to address housing need and affordability and requires authorities to respond positively to proposals that contribute towards housing delivery.

5.2.10 Paragraph 78 requires local authorities to:

"…identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing…"

5.2.11 The NPPF makes clear that where a five-year housing land supply cannot be demonstrated, the policies most important for determining the application may be considered out-of-date, thereby engaging the presumption in favour of sustainable development.

5.2.12 In addition, the NPPF requires that developments deliver a wide choice of high-quality homes and create sustainable, inclusive and mixed communities. This includes providing a mix of house types, sizes and tenures to meet the needs of different groups, including those with affordable housing needs.

Design and Place-making

5.2.13 The NPPF places significant weight on achieving high-quality design. Paragraph 96 states that planning decisions should:

"…aim to achieve healthy, inclusive and safe places…"

5.2.14 This includes places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.

5.2.15 Paragraph 131 confirms that:

"…the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."

5.2.16 Paragraph 135 goes on to state that developments should:

"…visually attractive as a result of good architecture, layout and appropriate and effective landscaping…"

5.2.17 The NPPF therefore requires development proposals to respond positively to local character while also creating well-designed, functional and attractive places.

Transport

5.2.18 In relation to transport, paragraph 110 states that developments should:

"…promote sustainable transport modes…"

5.2.19 The NPPF requires that development proposals should prioritise walking, cycling and public transport, and reduce reliance on private vehicles where possible.

5.2.20 The NPPF further requires that development should ensure:

"…safe and suitable access to the site for all users…" and minimise the need to travel by private car (paragraphs 115-118).

Efficient Use of Land

5.2.21 Paragraph 125 supports the efficient use of land, requiring planning decisions to make:

"…effective use of land in meeting the need for homes and other uses…"

5.2.22 This includes making optimal use of previously developed land where appropriate, whilst maintaining high standards of amenity and design.

Climate Change and Environmental Impacts

5.2.23 The NPPF recognises the important role of the planning system in addressing climate change. Paragraph 161 states that it should:

"…support the transition to a low carbon future…"

5.2.24 Paragraph 166 requires that development is planned in ways that:

"…reduce greenhouse gas emissions…"

and improve resilience to the impacts of climate change, including through appropriate design and layout.

5.2.25 In terms of environmental protection, paragraph 198 states that planning decisions should ensure that development is appropriate for its location, taking into account:

"…the effects (including cumulative effects) of pollution on health, living conditions and the natural environment."

5.2.26 This includes ensuring that new development does not give rise to unacceptable levels of air, noise or other forms of pollution and that appropriate mitigation is secured where necessary.

5.3 Planning Practice Guidance

5.3.1 The Planning Practice Guidance (PPG) was published by Central Government in March 2014 and provides supplementary guidance on the application of policy contained within the NPPF.

5.3.2 Parts of the PPG that are considered directly relevant to this Application are referenced where necessary in the following sections.

5.4 Supplementary Planning Documents (SPDs)

Providing for Housing Choice (2008)

5.4.1 The Providing for Housing Choice SPD was adopted by the Council in September 2008 and provides guidance in relation to the mix of new housing provision required in Manchester.

5.4.2 The document specifically deals with the provision of affordable housing and sets out an identical affordable housing tenure mix to the Core Strategy (which has since been superseded by PfE Policy JP-H2). It also identifies the following preferred dwelling mix of new housing provision:

- 1-bed: max 20%
- 2-bed: 37%
- 3-bed: 25%
- 4+ bed: 18%

5.4.3 It goes on to say that the types and size of housing provision suitable for each site will vary and should take account of the housing need of the immediate neighbourhood; the location of the site relative to services, facilities and public transport; and the type and form of development appropriate to the character of the area.

Guide to Development in Manchester (2007)

5.4.4 The Guide to Development in Manchester (2007) Supplementary Planning Document (SPD) provides detailed guidance to developers on how to deliver high-quality development across the city. It supports the implementation of strategic planning policies by setting out design expectations that seek to create a visually attractive environment with a strong and distinctive sense of place. The SPD emphasises the importance of ensuring that development responds appropriately to its context, contributes positively to the public realm, and successfully accommodates the range of functions required within an urban environment. A key theme running throughout the document is the promotion of a greener city, encouraging the integration of landscaping, open space and sustainable design measures into development proposals.

5.4.5 The SPD covers a wide range of topic areas relevant to the design and delivery of new development. These include principles of good design, accessibility (including *Design for Access 2*), and environmental standards. It also provides guidance on street hierarchy, parking provision and housing density, ensuring that developments are both functional and efficient in land use terms. In addition, the document promotes the creation of safe environments, supports health and wellbeing through good design, and sets out internal design principles to ensure that

buildings provide high-quality living and working environments. Collectively, these themes seek to ensure that new development contributes to sustainable, inclusive and well-designed places across Manchester.

5.5 Manchester Housing Strategy 2022-2032

5.5.1 The Council launched a new Housing Strategy in June 2022. It aims to meet demand for all types of housing in every part of the City, while committing to build 36,000 homes up to 2032 of which 10,000 will be social and affordable housing. The Council aims to ensure that at least 80% of all homes built by 2032 are on brownfield sites close to public transport and estate regeneration and placemaking is directed by zero-carbon principles. The adoption of the PfE Plan in March 2024 resulted in Manchester having a new annual net housing need figure of 3,533 units per year.

5.6 Manchester City Council's 2023/24 Authority Monitoring Report

5.6.1 The Council's latest Authority Monitoring Report was published in March 2024. It demonstrates that the Council under delivered against its housing requirement of 3,533 dpa in 2023/24 as its net completions were 2,962 units (603 of which were affordable units). As such, the Council needs to deliver more housing in the City to address this shortfall of 571 units.

5.6.2 The most recent Housing Delivery Test (2023, results published December 2024), however, revealed that Manchester had delivered 129% of its required housing over the three-year period (2020/21 to 2022/23) and as such the Council passes the Housing Delivery Test with no additional action required by the Council based on the latest datasets.

5.6.3 Manchester's final total Manchester's housing requirement, therefore, from 1st April 2025 to 31 March 2030 is 21,287 or 4,257 per year, with the Five-year Housing Land Supply Statement (April 2025) identifying the position in Manchester over the period 1 April 2025 to 31 March 2030 has been assessed as 7.5 years.

5.7 Manchester Housing Needs Assessment (2023)

5.7.1 The Manchester Housing Needs Assessment (2023) assesses the size, type and tenure of housing need up to 2039 for different groups in the community to inform the policies within the Manchester Local Plan. The HNA complements the PfE Plan (which at the time of writing was at an advanced stage/pre-examination).

5.7.2 Given there is a need to prioritise social/affordable supply, the HNA recommends that the overall tenure split for policy making purposes is 80% rented (constituting a mix of approaches including social rented and affordable rented) and 20% affordable home ownership which reflects the overall policy approach in the PfE Plan.

5.7.3 The overall dwelling mix recommendations by tenure for 'Manchester' is set out in Figure 3 below, respectively. The recommendations made for dwelling mix are based on the number of bedrooms rather than specific dwelling type to allow for a greater level of flexibility in terms of delivery.

Figure 3 Summary of overall dwelling mix by tenure: Manchester

Number of bedrooms	Market	Affordable Rented	Affordable home ownership	Overall range
1	5-10%	10-15%	10-15%	5-10%
2	35-40%	40-45%	30-35%	35-40%
3	35-40%	35-40%	40-45%	35-40%
4	15-20%	5-10%	10-15%	10-15%
Overall need for level-access dwellings	10-15%	20-25%	10-15%	10-15%

Source: HNA (2023)

5.7.4 The HNA also identifies that 3.6% of new dwellings (128 of Manchester's average minimum annual net housing need of 3,533 dwellings) should be built to M4(3) wheelchair accessible standard; and all other new dwellings should be built to M4(2) accessible and adaptable standard which would include bungalows/level access accommodation.

5.8 Manchester Residential Quality Guidance (2017)

5.8.1 The Manchester Residential Quality Guidance was prepared by consultants and adopted by the Council in March 2017. The document sets out the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development.

5.8.2 At ground floor level, the guidance states all developments should be designed to contribute to creating a safe and active street offering opportunities for natural surveillance and observation. The facade of the building should appreciate the existing context and character of the surrounding area, be of an appropriate scale and consider the use of a high-quality materials palette.

5.8.3 To maximise natural daylight the guide sets a minimum standard for floor to ceiling height standards of 2.4m in living and bedroom spaces. Added to this there should be larger windows, particularly to living areas with direct views of external spaces.

5.8.4 The guidance states bin storage should be carefully considered so that they integrate into the design without having a negative impact on the surrounding environment. The guidance seeks to encourage walking and cycling and suggests storage for cycle parking should be designed so it feels safe with clear unobstructed views into and from the cycle storage.

5.9 Manchester Open Space Assessment

5.9.1 The Man City Council's Open Space Assessment was prepared by The Environment Partnership (TEP), and published by the Council in May 2025. The Assessment seeks to provide qualitative and quantitative assessment of the City's designated green spaces. In terms of amenity greenspace, civic space, natural and semi-natural greenspace, parks and gardens, and provision for children and young people, the Assessment recommends a quality standard of "Good", equivalent to a score of 60% or above.

5.9.2 The Assessment allocates Sites 'typologies', as follows:

- Allotments
- Amenity Greenspace
- Cemeteries, Churchyards and other Burial Grounds

- Civic Spaces
- Natural and Semi-natural Greenspace
- Parks and Gardens
- Provision for Children and Young People

5.9.3 The above Open Space Typologies are assessed against quantity, quality, value, quality and value matrix, and accessibility.

5.9.4 The Assessment highlights that a total of 448 sites were audited in total, and only 38% of the City's audited green spaces are achieving the desired quality standard, meaning that 62% of the City's green spaces are not currently meeting an appropriate standard.

5.9.5 An analysis of the Site against the Open Space Assessment is further explored within the associated Open Space Strategy Note which has been prepared by Stantec and submitted alongside this Planning Statement in support of the application.

5.10 Manchester Local Plan Review

5.10.1 Consultation on the Local Plan Issues document concluded on 1 May 2020, with consultation on the Draft Local Plan (Regulation 18) ran September to November 2025.

5.10.2 Once adopted, the Manchester Local Plan will form the development plan for Manchester alongside the PfE Plan. The revised Local Plan will replace the Core Strategy and the UDP policies and will be set in the context of the PfE Plan. The Manchester Local Plan will provide the detailed local strategy for Manchester reinforcing and, where needed, adding detail to the PfE policies to address Manchester-specific issues.

5.10.3 A screenshot of the Local Plan timetable is reproduced below for ease of reference:

Figure 4- Local Plan Timetable

Milestone Stage	Dates
Consultation on Issues	7 February 2020 – 1 May 2020 (complete)
Consultation on Draft Local Plan (Regulation 18)	31 July 2025
Consultation on Publication Draft Local Plan (Regulation 19)	31 July 2026
Submission of Local Plan	30 Nov 2026
Examination of Local Plan	Jan to June 2027
Adoption of Local Plan	31 July 2027

Source: Local Development Scheme (March 2025)

5.10.4 The Local Plan Review is in the early stages of its development; therefore, limited weight can be attributed to it in the determination of this planning application in accordance with paragraph 49 of the NPPF.

5.11 Gorton Strategic Regeneration Framework (2025)

5.11.1 The Gorton Strategic Regeneration Framework (SRF) (2025) is a non-statutory strategic framework which establishes a coordinated vision for the regeneration of Gorton, including the delivery of new high-quality housing, improved public realm, and enhanced connectivity. The framework provides guidance for future investment and development across the area and is intended to inform and support planning decisions. The Site forms part of the Applicant's wider regeneration programme in Gorton, with the proposals contributing to the organisation's ongoing commitment to delivering high-quality, sustainable, and mixed-tenure residential development within the area.

6 Planning Assessment

6.1 Introduction

6.1.1 Having regard to the Site's location, background information, the development plan and other material considerations, we have identified as part of our assessment the following key issues:

- Principle of Development
- Housing Mix and Affordable Housing
- Design, Layout and Residential Amenity
- Open Space and Landscaping
- Highways, Access and Sustainable Transport
- Climate Change and Sustainability
- Ecology
- Floor Risk and Drainage
- Noise
- Ground Conditions
- Overall Planning Balance

6.1.2 Each of the above will be considered, in turn below.

6.2 Principle of Development

6.2.1 As set out within the earlier sections of this Statement, the Applicant seeks full planning permission to deliver an urban regeneration scheme comprising 100% affordable housing, located within the defined urban area of Manchester, specifically within the East Manchester Regeneration Area, where strategic policy directs the majority of new housing development.

6.2.2 The proposed development will deliver 75 affordable homes, including an apartment block at the Peacock Centre Site comprising 25 homes, alongside a further 27 dwellings. The southern Pipewell Avenue Site will accommodate 23 of the 75 homes. All of which will be M4(2) compliant, with a series of the proposed apartments also being M4(3) compliant.

6.2.3 The proposals will deliver high-quality, affordable housing on a site that is partly previously developed land (the former Peacock Centre), and, has been established through the extensive public engagement exercise, has been blighted by crime and antisocial behaviour in recent years, to the detriment of those who live in the vicinity of it. The efficient redevelopment of brownfield land is strongly supported by national policy and aligns with the spatial strategy set out in the Development Plan.

6.2.4 The Pipewell Avenue Site, is an area of grassland that is not currently being used to its full potential, and has suffered from the same issues as the northern parcel with respect of crime and anti-social behaviour. The Site, which is affected by fly-tipping, will be redeveloped to provide affordable housing together with areas of green and amenity space, making more

effective use of this underutilised site. It will also provide an enhanced connection to the adjoining Taylor Street Playing Fields.

6.2.5 Core Strategy Policy SP1 and Policy H1 direct new housing to sustainable locations within the Inner Areas, including East Manchester. Policy H4 further identifies this area as a priority for residential development and regeneration. The proposal is therefore fully aligned with the spatial distribution of growth envisaged by the Development Plan.

6.2.6 The Site benefits from good accessibility to public transport, local services, and employment opportunities. As such, it represents a highly sustainable location for residential development in accordance with the NPPF and PfE Policy JP-S1.

6.2.7 Overall, the principle of residential development on the Site is strongly supported by the Development Plan and national policy

6.3 Housing Mix and Affordable Housing

6.3.1 The development will deliver 75 homes as 100% affordable housing, significantly exceeding the 20% requirement set out in Core Strategy Policy H8 and PfE Policy JP-H2. This represents a substantial benefit of the scheme providing the much-needed affordable homes to Gorton and the wider Manchester areas.

6.3.2 The proposals respond directly to identified needs within the Manchester Housing Needs Assessment (2023), which highlights a significant shortfall in affordable housing, particularly within rented tenures.

6.3.3 The scheme provides a mix of dwelling types, ensuring a balanced and inclusive community in accordance with Policy H1 and Policy JP-H3. The mix of these dwellings will be as follows:

- 48 Social Rent homes, equivalent to 64% of the total development quantum; and
- 27 Shared Ownership homes, equivalent to 36% of the total development quantum.

6.3.4 Overall, the scheme delivers substantial weight in favour of the development in the planning balance through the provision of 100% affordable housing. It makes a significant contribution towards addressing identified housing needs and is fully compliant with the relevant local and strategic planning policies.

6.3.5 Further analysis, pertinent to the consideration of the provision of affordable housing for this application is set out within the accompanying Affordable Housing Statement, which supplements this submission.

6.4 Design, Layout and Residential Amenity

6.4.1 The submitted Design and Access Statement (DAS) demonstrates how the proposed development has been conceived. The design and layout of the proposed development have been carefully considered to respond positively to the surrounding context, in accordance with Core Strategy Policy EN1 and the design objectives of the National Planning Policy Framework. The scheme reflects the character of the area whilst delivering an appropriate and coherent urban form.

6.4.2 The development seeks to make efficient, and best use of brownfield, and underutilised land and will deliver a high-quality residential environment, incorporating improved streets and highways to facilitate safe and convenient access. The layout promotes strong active frontages and incorporates natural surveillance, contributing to the creation of safe, and attractive places, whilst also improving the environment for existing residents who live in the immediate vicinity of

the Site. Further credence to this is set out within the accompanying Crime Impact Statement, which supports this Application.

6.4.3 Appropriate separation distances are maintained between proposed and existing dwellings, ensuring that residential amenity is safeguarded. The scheme has been designed to protect privacy, outlook, and access to daylight, in accordance with established guidance and best practice. The proposal will ensure that the amenities of both future residents, and those of existing residents who surround the Site, will be preserved.

6.4.4 The scale and massing of the development, comprising two storey dwellings alongside a three-storey apartment building, are consistent with the surrounding townscape. The proposal utilises a considered palette of materials and detailing to reinforce local character, whilst also enhancing the site through the introduction of meaningful green infrastructure. This represents a clear improvement on the Site's previous use and will provide accessible and usable green spaces for future residents. The approach to landscaping on site is covered in detail within the associated Landscape plans and within the landscape section of the supporting Design and Access Statement.

6.4.5 Overall, the proposals are considered to accord with relevant design and amenity policies and guidance, including Core Strategy Policy EN1 and the Manchester Residential Quality Guidance, and will deliver a well-designed, sustainable, and high-quality residential environment.

6.5 Open Space and Landscaping

6.5.1 The development incorporates high-quality landscaping and public realm enhancements, including informal play areas and communal green spaces, designed to support healthy lifestyles and foster community interaction.

6.5.2 While part of the site is currently designated as amenity greenspace, the Council's evidence indicates that it is of a poor quality, and not valued by the community. The proposals deliver improved, accessible, and higher-quality open space. The scheme provides increased green areas, including new trees and hedgerows, alongside sustainable drainage features. The communal green spaces will be publicly accessible, benefiting both future residents and the wider local community. The associated Open Space Strategy Note assesses the site against the Council's Open Space Assessment, demonstrating the enhanced value and quality of green space that the proposed development will deliver, over and above the loss of poor quality, low value amenity grassland.

6.5.3 The proposals include tree planting, green infrastructure, and biodiversity enhancements, in accordance with Places for Everyone Policies JP-G6, JP-G7, and JP-G8, ensuring that ecological value is enhanced across the site. It will also facilitate enhanced connections to the adjoining Taylor Street Playing Fields, in addition to the proposed enhancements to the King George V park.

6.5.4 Overall, the development delivers a clear net gain in the quality, usability, and accessibility of open space, contributing positively to the local environment, supporting biodiversity, and creating a high-quality, attractive, and sustainable residential environment. The proposals represent a demonstrable enhancement over the existing site conditions and provide clear public benefits in line with relevant planning policy objectives.

6.6 Trees

6.6.1 This Application is supported by a range of arboricultural evidence, including an Arboricultural Impact Assessment, as well as an Arboricultural Method Statement. The proposal includes the loss of a number of trees across both parcels. Whilst this is regrettable, the supporting evidence demonstrates that the vast majority of these trees are of a very poor quality and that their

retention would not be justified in the context of the overall philosophy of the proposal and the many benefits that it brings within it.

6.6.2 Notwithstanding this, the proposed development also results in the loss of 1no Category A tree (T43). Again, whilst the loss of this tree is regrettable the Applicant has explored all options for its retention, as well as considering relocating the tree to another position within the Site. Unfortunately none of these options have proven feasible, with the latter option of relocating the tree being confirmed by the appointed arboricultural consultant as being unviable due to the age of the tree and the likely span of its roots. Moreover, relocating the tree would not necessarily guarantee its survival.

6.6.3 As such, in order to make best use of the land and to ensure the delivery of this, 100% affordable housing scheme (consistent with the aims of the NPPF), there is no option but to remove T43. It is the intention however that a series of trees be planted to compensate for its loss, of a ration greater than the 1:3 required by the development plan. In the context of the significant benefits that the scheme proposes, including urban regeneration, affordable housing and environmental and safety improvements, this additional planting (and the high quality public realm which comes with it) is considered to be an appropriate solution in this instance. The proposed development is therefore considered to be acceptable and consistent with the development plan, and the thrust of national planning policy, on balance.

6.7 Highways, Access and Sustainable Transport

6.7.1 The proposed access arrangements utilise existing access points where possible and introduce new connections that improve permeability across the Site.

6.7.2 The development prioritises walking and cycling, with enhanced pedestrian routes and connectivity to surrounding streets and amenities, in accordance with PfE Policies JP-C5 and JP-C6. As stated previously, the Site is located within a highly sustainable and accessible area, with access to a range of services and facilities, including Gorton District Centre, within walking distance of the Site, as well as connections to the wider area which can be accessed sustainable, and do not increase reliance on the private car.

6.7.3 The submitted Transport Assessment and Travel Plan confirms that the local highway network has the capacity to accommodate the proposed development and that there would be no severe residual impacts on highway safety or operation, consistent with the NPPF.

6.7.4 Given the Site's sustainable location and accessibility to public transport, the level of parking provision is considered appropriate and policy compliant. The houses and apartments will benefit from off-street parking as well as cycle storage, and is considered to offer an appropriate arrangement for a development of this nature.

6.7.5 The proposals therefore accord with Core Strategy transport policies and PfE Policy JP-C8.

6.8 Climate Change and Sustainability

6.8.1 The development has been designed to incorporate sustainable design principles, including energy efficiency measures and the use of sustainable materials, in accordance with Core Strategy Policies EN4, EN6 and EN8 and PfE Policy JP-S2.

6.8.2 The redevelopment of a brownfield site in a sustainable location reduces the need for greenfield development and supports low-carbon patterns of living.

6.8.3 The inclusion of green infrastructure, sustainable drainage systems, and biodiversity enhancements further contributes to environmental sustainability.

6.8.4 The submitted Energy and Sustainability Statement, as prepared by CPW and submitted in support of this Application demonstrates that sustainability measures which have been incorporated into the proposed development, it demonstrates that the proposed development can achieve net-zero for operational carbon through the application of the GMCA's energy hierarchy which prioritises demand reduction, high fabric performance, efficient building services and maximised on-site renewable energy generation. The design of the dwellings has also sought to reduce heating demand. Dwellings are served by individual air source heat pumps, delivering fossil fuel free heating and hot water in line with PfE and the FHS.

6.8.5 Moreover, operational energy demand is fully offset by on-site photovoltaic generation, with PV arrays sized to 40% of ground floor area across both houses and apartment buildings. The predicted annual renewable generation significantly exceeds total regulated energy demand, resulting in a positive energy balance and confirmation that Net Zero operational carbon is achieved across the whole site.

6.8.6 The proposals are therefore consistent with national and local objectives for addressing climate change, and have been designed so that they demonstrate a policy-compliant, future-proofed approach to Net Zero operational carbon, delivering low-energy, affordable dwellings with strong environmental performance and long-term resilience.

6.9 Ecology

6.9.1 The Application is supported by Ecology Report and supporting surveys. The Ecology Report provides an appraisal of the ecological value of the Site and identifies potential ecological constraints to inform the evolution of the proposal. The Appraisal represents an update to surveys carried out as part of the of the application.

6.9.2 The submitted ecological evidence demonstrates that there is nothing from an ecological perspective that would preclude the development of the Site and as such the proposed development is acceptable in this regard.

6.9.3 In addition to the above, the Application is also supported by a Biological Net Gain (BNG) Assessment and supporting metric. Said report identifies the baseline position for both parcels, and the performance of the proposed development from a BNG perspective. Whilst the development has sought to provide as much biodiversity provision on site as possible, the report concludes that there is an overall deficit in a BNG sense, and so it is not possible to meet the required 10% gain on site. It should be borne in mind however that the proposed development occupies a very tight site, with limited opportunities for on site provision (though the submitted landscaping scheme demonstrates that the opportunity there is has been maximised) and as such, when considering that part of the Site comprises grassland and includes the removal of a number of trees this result is, perhaps, unsurprising.

6.9.4 That being said, the Applicant is committed to securing the required 10% through other means and so, in addition to the provision that can be made on site, the Applicant is committed to making financial contributions towards off-site provision elsewhere to ensure the 10% net gain requirement is met.

6.9.5 Taking all of the above into consideration, the proposed development is considered to accord with local and national planning policy in respect of ecological matters.

6.10 Flood Risk and Drainage

6.10.1 The Site is located within Flood Zone 1 and is therefore at low risk of flooding, making it suitable for residential development in accordance with the NPPF.

6.10.2 The submitted Flood Risk Assessment and Drainage Strategy confirm that the development can be safely accommodated without increasing flood risk elsewhere.

6.10.3 Sustainable drainage systems (SuDS) will be incorporated into the design to manage surface water runoff effectively.

6.10.4 The proposals therefore comply with Core Strategy Policy EN14 and national policy requirements.

6.11 Noise

6.11.1 A Noise Assessment has been undertaken to understand the suitability of the Site for residential development, and to consider its effects on surrounding residents.

6.11.2 The Noise Assessment concludes that there is no impediment on the redevelopment of the Site for residential purposes from a noise and acoustics perspective. Specific recommendations are made in respect of the opening of windows on the frontage of the apartment building (owing to the nature of nearby uses), and this has informed the design of the development now submitted.

6.11.3 Accordingly, the proposed development is considered acceptable and in accordance with local and national planning policy with respect to noise attenuation and residential amenity.

6.12 Ground Conditions

6.12.1 This submission is supported by both a Phase 1 and Phase 2 Ground Conditions report to assess the ground conditions for the Site in question to ensure that the ground conditions would represent a suitable environment for a residential development. The Phase 1 report identified a moderate risk of land contamination (owing to the previously developed nature of part of the site), but also identified low levels of risk in relation to ground gas, and noted that no radon protection measures would be necessary for the development. Owing to the potential for land contamination cited above however, a Phase 2 report was recommended to provide a greater degree of certainty as to what lies beneath the ground for the Site.

6.12.2 The Phase 2 report (which is included as part of this submission) recommended that a remediation strategy be provided in respect of the northern land parcel (owing to its previously developed nature), but also concluded that remediation measures would not be required in respect of the southern parcel.

6.12.3 Notwithstanding the requirement for a remediation strategy to the northern parcel, the ground conditions to not pose any impediment to the redevelopment of the land, and so the proposed development is considered to be acceptable in this regard. The requirement for a remediation strategy is something that could be secured via tried and tested planning conditions.

6.13 Overall Planning Balance

6.13.1 The proposed development accords fully with the overarching spatial strategy of the Development Plan, delivering new housing within a sustainable, urban location in the East Manchester Regeneration Area. The scheme complies with relevant local and national policies relating to housing delivery, design quality, environmental sustainability, infrastructure, and access.

6.13.2 The delivery of 100% affordable housing represents a substantial public benefit and carries very significant weight in favour of the development. The proposals respond directly to the identified shortfall in affordable housing within Manchester, particularly within rented tenures, contributing to the creation of balanced and inclusive communities, and exceeding policy targets set out in Core Strategy Policy H8 and PfE Policy JP-H2.

6.13.3 The scheme delivers high-quality design, appropriate scale, and careful integration with the surrounding townscape. Residential amenity is safeguarded through appropriate separation distances, active frontages, and natural surveillance, while the integration of green

infrastructure, communal spaces, and biodiversity enhancements (through both on-site and off-site provisions) and provides demonstrable environmental benefits. The development also improves and enhances existing public open space, providing accessible, well-designed green areas that benefit both new and existing residents.

6.13.4 The development is sustainable in terms of transport and connectivity. It prioritises walking, cycling, and public transport, and is supported by a Transport Assessment confirming no severe impacts on the highway network. Climate change and environmental sustainability measures, including energy efficiency, sustainable materials, and SuDS, further reinforce the environmental credentials of the scheme.

6.13.5 There are no identified adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the policies in the NPPF taken as a whole. The scheme represents a positive, comprehensive, and policy-compliant response to local housing need, urban regeneration objectives, and environmental improvement, and has been informed through extensive correspondence with the local community and stakeholders.

6.13.6 Accordingly, the proposed development constitutes sustainable development, providing significant social, environmental, and economic benefits, and should be supported. The balance of benefits clearly outweighs any potential harm, and planning permission should be granted.

7 Conclusion

7.1.1 This Planning Statement is in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and supports of the full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.

7.1.2 The proposals accord with the spatial strategy of the Development Plan, including the Places for Everyone Joint Plan (2024) and the Manchester Core Strategy (2012), which direct new housing to sustainable locations within the Inner Areas and support the regeneration of East Manchester. The redevelopment of a partially brownfield site further aligns with national policy objectives to make efficient use of land.

7.1.3 The scheme will deliver 100% affordable housing, significantly exceeding policy requirements and responding directly to identified housing needs within Manchester. This represents a substantial public benefit and carries very significant weight in favour of the development.

7.1.4 The design, layout, and scale of the development have been carefully considered to reflect the character of the surrounding area, while delivering a high-quality residential environment. The scheme ensures a strong standard of residential amenity for both existing and future occupiers and makes a positive contribution to local townscape character.

7.1.5 Moreover, the development will be highly sustainable in nature, utilising air source heat pumps to deliver fossil-free heating and hot water in line with local and national policy, and will be a major benefit to the future residents of the development. In addition, operational energy demand is fully offset by on-site photovoltaic generation, with PV arrays sized to 40% of ground floor area across both houses and apartment building. The predicted annual renewable generation significantly exceeds total regulated energy demand, resulting in a positive energy balance and confirmation that Net Zero operational carbon is achieved across the whole site.

7.1.6 The development will provide meaningful enhancements to public realm, including accessible and high-quality green spaces, informal play areas, and biodiversity improvements, resulting in a clear uplift in the quality and usability of open space across the Site.

7.1.7 The Site is sustainably located with good access to public transport, local services, and community facilities. The proposals promote walking and cycling, and the supporting technical assessments confirm that the development can be accommodated without adverse impacts in respect of highways, flood risk, drainage, noise, or other environmental considerations.

7.1.8 Overall, the scheme delivers significant social, environmental, and economic benefits and fully aligns with the objectives of the Manchester Core Strategy and Places for Everyone Joint Plan. Crucially, it will make a meaningful contribution to addressing the identified shortfall in affordable housing delivery.

In conclusion, the planning balance weighs strongly in favour of the proposal, and planning permission should therefore be granted without delay for the development of 75 affordable homes, including 25 apartments, together with associated works, and to enable this long vacant, much needed urban regeneration to take place.

Appendix A - Places for Everyone relevant policies

Policy Reference	Summary
Policy JP-Strat5: Inner Areas	Policy JP-Strat5 focuses on the continued regeneration of Greater Manchester's inner areas, promoting high levels of development in sustainable and highly accessible locations. The policy prioritises the reuse of previously developed (brownfield) land and supports predominantly residential development, delivered in a mix of sizes, types and tenures. It seeks to address deprivation and improve health and wellbeing, while ensuring that development is supported by appropriate infrastructure, including transport, open space and social facilities. The policy also highlights the importance of maintaining a strong supply of housing, including affordable homes, alongside employment opportunities within inner urban areas.
Policy JP-S1: Sustainable Development	Policy JP-S1 establishes the overarching approach to sustainable development across Greater Manchester, supporting growth that balances economic, social and environmental objectives. It promotes the efficient use of land in accessible locations, reduces reliance on private car travel, and ensures development contributes to climate change mitigation, environmental enhancement, and the creation of strong, inclusive communities, alongside the delivery of high-quality design and necessary infrastructure in line with the National Planning Policy Framework (NPPF).
Policy JP-H2: Affordability of New Housing	Policy JP-H2 seeks to ensure that new residential development contributes to meeting identified affordable housing needs across Greater Manchester by requiring the provision of affordable housing on qualifying sites, subject to viability. The policy supports a mix of tenures, sizes and types to meet local needs, promotes the delivery of affordable housing in sustainable locations, and allows for flexibility where it can be robustly demonstrated that policy-compliant provision would render development unviable.
Policy JP-H3: Type, Size and Design of New Housing	Policy JP-H3 requires new residential development to provide a diverse mix of housing types, sizes and tenures to meet

Policy Reference	Summary
	identified local needs, including families, older people and those with specific requirements. The policy promotes high-quality, adaptable and accessible design, ensuring homes are fit for purpose over the long term, while also responding positively to local character and context. Development should contribute to the creation of inclusive, well-designed places.
Policy JP-H4: Density of New Housing	Policy JP-H4 promotes the efficient use of land by encouraging higher density residential development in locations that are well served by public transport, services and infrastructure, while ensuring that proposals respond appropriately to local character and context. The policy seeks to optimise site capacity without compromising on design quality, amenity, or environmental considerations, and supports a flexible approach to density that reflects the accessibility and characteristics of each site.
Policy JP-G6: Urban Green Space	Policy JP-G6 seeks to protect, enhance and expand urban green spaces across Greater Manchester, recognising their importance for health, wellbeing, biodiversity and climate resilience. The policy supports the provision of high-quality, accessible green infrastructure within new development and resists the loss of existing green space unless it can be robustly justified. Proposals are expected to contribute to multifunctional green networks that deliver environmental and social benefits.
Policy JP-G7: Trees and Woodland	Policy JP-G7 seeks to protect, enhance and expand trees and woodland across Greater Manchester, recognising their role in supporting biodiversity, improving air quality, providing shade, and contributing to climate change mitigation and adaptation. Development proposals are expected to retain existing healthy trees wherever possible, incorporate new planting, and integrate woodland into site layouts in a way that delivers environmental, social, and amenity benefits.
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity	Policy JP-G8 requires development to deliver a net gain in biodiversity and geodiversity, ensuring that proposals enhance habitats, species, and geological features wherever possible. Development should avoid or mitigate adverse impacts, integrate green infrastructure, and contribute positively to

Policy Reference	Summary
	ecological networks, supporting long-term environmental resilience.
Policy JP-P1 Sustainable Places	Policy JP-P1 promotes the creation of sustainable, inclusive, and well-connected places across Greater Manchester. Development should integrate with local services, transport networks, and green infrastructure, provide high-quality design, and support health, wellbeing, and community cohesion. The policy encourages the efficient use of land, climate resilience, and the delivery of infrastructure to meet the needs of residents.
Policy JP-C5: Streets for All	Policy JP-C5 seeks to ensure that streets and public spaces are designed to be safe, accessible, and inclusive for all users, including pedestrians, cyclists, and public transport users. Development should prioritise active travel, reduce reliance on private vehicles, and create well-connected, attractive streetscapes that enhance community interaction, social inclusion, and public realm quality.
Policy JP-C6: Walking and Cycling	Policy JP-C6 promotes walking and cycling as safe, convenient, and attractive modes of transport. New development should provide well-designed, connected, and accessible routes, integrate with wider active travel networks, and support reduced reliance on private vehicles. Proposals are expected to enhance health and wellbeing, contribute to sustainable transport objectives.
Policy JP-C8: Transport Requirements of New Development	Policy JP-C8 requires new development to provide safe, efficient, and sustainable transport solutions that integrate with existing transport networks. Proposals should mitigate traffic impacts, prioritise walking, cycling, and public transport, and ensure appropriate access, parking, and servicing arrangements. The policy supports development that contributes to a low-carbon, well-connected transport system.

Appendix B - Manchester Core Strategy relevant policies

Policy Reference	Summary
Transport Policies	
T1- Sustainable Transport	Policy T1 promotes development that supports sustainable transport by prioritising walking, cycling, and public transport, while reducing reliance on private vehicles. New development should be located in accessible areas, integrate with existing transport networks, and include measures to manage traffic impacts. The policy also encourages provision for safe, inclusive, and efficient movement for all users, contributing to a low-carbon, well-connected city.
T2- Accessible Areas of Opportunity Need	Policy T2 seeks to ensure that new development is directed to locations that are well-connected and accessible by sustainable transport, including walking, cycling, and public transport. The policy prioritises areas where people have good access to jobs, services, and facilities, helping to reduce social and economic inequalities. Proposals are expected to enhance connectivity, support sustainable travel.
Design and Environmental Policies	
EN1- Design Principles and Strategic Character Areas	Policy EN1 requires new development to respect and enhance the city's strategic character areas, promoting high-quality design that responds to local context, heritage, and landscape. Proposals should create attractive, safe, and inclusive environments, integrating well with surrounding uses, public spaces, and transport networks. The policy emphasizes sustainable design, the efficient use of land, and the delivery of developments that contribute positively to the built and natural environment.
EN8- Adaptation to Climate Change	Policy EN8 requires new development to incorporate measures that adapt to the impacts of climate change, including increased temperatures, flooding, and extreme weather events. Proposals should enhance resilience through sustainable drainage, green infrastructure, energy efficiency, and appropriate building design,

Policy Reference	Summary
	while protecting communities, biodiversity, and the local environment.
EN10- Safeguarding Open Space, Sport and Recreation Factilies	Policy EN10 seeks to protect and retain existing open space, sport and recreation facilities, recognising their importance for health, wellbeing, biodiversity and the quality of the urban environment. Development proposals that would result in the loss of such facilities will only be permitted where they are shown to be surplus to requirements or where equivalent or better provision is made in a suitable location. The policy also encourages the enhancement of existing spaces and the provision of new, accessible and high-quality open space as part of development.
EN14- Flood Risk	Policy EN14 requires new development to avoid areas at high risk of flooding wherever possible and to incorporate appropriate mitigation measures where necessary. Proposals should integrate sustainable drainage systems, reduce surface water runoff, and ensure the safety of people and property, while protecting the function of existing watercourses and floodplains. The policy supports a proactive approach to managing flood risk.
EN15- Biodiversity and Geological Conservation	Policy EN15 requires new development to protect, enhance, and manage biodiversity and geological features. Proposals should avoid adverse impacts on habitats, species, and geodiversity, integrate measures to enhance ecological networks, and contribute to long-term environmental resilience.
EN16- Air Quality	Policy EN16 requires new development to protect and improve air quality by minimising emissions and promoting sustainable transport, energy efficiency, and low-pollution technologies. Proposals should avoid adverse impacts on sensitive receptors and contribute to healthier environments.
EN18- Contaminated Land and Ground Stability	Policy EN18 requires new development to identify, assess, and mitigate risks from contaminated land and ground stability issues. Proposals should ensure sites are safe for their intended use, incorporate remediation measures where necessary, and prevent adverse impacts on human health and the environment.

Policy Reference	Summary
EN19- Waste	Policy EN19 requires new development to incorporate sustainable waste management practices that minimise waste generation, encourage reuse and recycling, and ensure safe storage and collection. Proposals should integrate waste management into site layouts and building design, supporting long-term environmental sustainability and public health.
Implementation Policy	
PA1- Developer Contributions	Policy PA1 requires new development to provide appropriate contributions toward the delivery of infrastructure, services, and facilities needed to support growth. Contributions may include affordable housing, transport improvements, education, open space, and community facilities, and should be proportionate, justified, and aligned with local priorities. The policy ensures that development mitigates its impacts and supports sustainable, well-serviced communities.
DM1- Development Management	Policy DM1 sets out the overarching criteria against which all development proposals will be assessed. It requires development to be appropriate to its context, taking into account design, amenity, environmental impacts, accessibility and infrastructure capacity. Proposals should not have an unacceptable impact on the amenity of existing or future occupiers in terms of issues such as noise, overlooking, overshadowing or traffic. The policy also requires compliance with other relevant local and national planning policies, ensuring that development contributes to sustainable development and the overall objectives of the Core Strategy.

Appendix C - Core Strategy Polices replaced by Places for Everyone Polices

- CS Policy SP1 Spatial Principles- Replaced by PfE Policy JP-S1
- CS Policy EC1 Employment and Economic Growth in Manchester- Replaced by PfE Policies JP-J3 and JP-J4
- CS Policy H1 Overall Housing Provision- Replaced by PfE Policy JP-H1
- CS Policy H2 Strategic Housing Location- Replaced by PfE Policy JP-H4
- CS Policy H8 Affordable Housing- Replaced by PfE Policy JP-H2
- CS Policy T1 Sustainable Transport- Replaced by PfE Policy JP-C1
- CS Policy EN3 Heritage- Replaced by PfE Policy JP-P2
- CS Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development- Replaced by PfE Policy JP-S2
- CS Policy EN6 Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies- Replaced by PfE Policy JP-S2
- CS Policy EN8 Adaption to Climate Change- Replaced by PfE Policies JP-S2, JP-S4 and JP-G8
- CS Policy EN14 Flood Risk- Replaced by PfE Policy JP-S4
- CS Policy EN15 Biodiversity and Geological Conservation- Replaced by PfE Policy JP-G8
- CS Policy EN16 Air Quality- Replaced by PfE Policy JP-S5
- CS Policy EN17 Water Quality- Replaced by PfE Policy JP-S4