

Briefing Note

Our ref 67260/01/RCA/TE
Date 2 September 2026
To Manchester City Council
From Lichfields

Subject Application reference: 144487/FO/2025 NPPF Policy Review

Table 1 Application reference: 144487/FO/2025 – NPPF Policy Review

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Planning statement: NPPF 2025	Updated Policy: NPPF 2026	Lichfields comments
Section 5 NPPF (Delivering a sufficient supply of homes)	Section 6: Delivering a sufficient supply of homes HO7: Meeting the need for homes: In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1	No change The proposed development provides an additional 8 apartments with an appropriate mix meeting the needs of the locality as set out in Para 8.3-8.6 of the Planning Statement.
Section 12 (Achieving well-designed places) Para 131 and 132	Section 14 Achieving well designed places DP3: Key principles for well-designed places 1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets 2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location: a. Liveability b. Climate c. Nature	Section 6 of the submitted planning statement considers the design and layout of the Proposed Development (Para 6.15 – 6.34). The proposed development provides 8 additional apartments and will delivery an enhanced amity offer for exciting residents. The conclusions set out within the planning statement continue to align with NPPF 2026.

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	d. Movement e. Built Form f. Public space Identity	
Paragraph 187 Part E of Section 15 (Conserving and enhancing the natural environment)	L3: Achieving appropriate densities - Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places. - To contribute to making efficient use of land: Within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible (for example, where the prevailing density is already very high, the nature of the accommodation required precludes higher densities, or where it would conflict with other policies in this Framework). In considering the potential to increase densities, the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential;	Density is also considered at paragraph 8.1 of the planning statement. The proposed development will provide a net increase of 6 apartments within the existing building. This aligns with Policy L3 part 2a which identifies development within settlements should contribute to an increase in density
	Section 17 Pollution, public protection and security P3: Living conditions and pollution Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the	No change Section 8 of the Planning Statement assesses the proposed developments impact on amenity, including noise and daylight and sunlight.

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	surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people). 2. Within this context development proposals should: a. Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions; b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. c. Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason); d. Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature; and Assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies such as chalk streams.	