

**Manchester City Council
Report for Resolution**

Report to: Executive – 17 March 2021

Subject: North Manchester Health Campus Strategic Regeneration Framework Update

Report of: Strategic Director, Growth and Development

Summary

This report provides an update to the Executive on the outcome of the public consultation exercise carried out with local residents, businesses, landowners and key stakeholders, throughout December and January, on the draft Strategic Regeneration Framework (SRF) for the North Manchester Health Campus. The report responds to the issues raised and seeks the Executive's endorsement and approval of the final SRF.

Recommendations

The Executive is recommended to:

1. Note the comments received on the draft SRF and the response to these comments.
 2. Note the changes made to the SRF.
 3. Approve the North Manchester Health Campus SRF with the intention that it will become a material consideration in the Council's decision-making process as Local Planning Authority.
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Wards Affected: Crumpsall

Environmental Impact Assessment - the impact of the decisions proposed in this report on achieving the zero-carbon target for the city

The draft SRF establishes clear principles to support the delivery of zero-carbon development across the campus and to promote enhancements to biodiversity.
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Our Manchester Strategy outcomes	Contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The North Manchester Health Campus will improve integration with the local area and will cement its role as a leading employment hub for North Manchester through the provision of new jobs and employment opportunities.

A highly skilled city: world class and home grown talent sustaining the city's economic success	The North Manchester Health Campus will provide direct employment opportunities through the development and occupation stages of the programme.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The draft SRF will attract investment to North Manchester and catalyse the economic renewal of this part of the city. Jobs will be created during the construction of the facilities and during their operation. This will seek to spread the benefits of growth more evenly across Manchester.
A liveable and low carbon city: a destination of choice to live, visit, work	The North Manchester Health Campus development will support the delivery of new health and ancillary facilities using state of the art technologies and low carbon construction methods.
A connected city: world class infrastructure and connectivity to drive growth	The draft SRF includes robust approaches to traffic and transport planning, ensuring that various modes of transport (car, bus, rail, Metrolink, cycle, and walk) are provided for and that the site is better integrated into the local area.

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

There are no immediate revenue consequences associated with the content of this report.

Financial Consequences – Capital

There are no immediate revenue consequences associated with the content of this report.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- Manchester Locality Plan 2015 – ‘A Healthier Manchester’
- Manchester Locality Plan (refresh) 2018 ‘Our Healthier Manchester’
- Single Hospital Service progress report October 2018 – Manchester Health Scrutiny Committee
- Manchester Health and Wellbeing Board report – 30th October 2019
- Single Hospital Service Progress Report – Health Scrutiny Committee, 3 December 2019
- North Manchester General Hospital Update, Health Scrutiny Committee, 21 July 2020
- Draft North Manchester Health Campus Strategic Regeneration Framework, Executive, 11 November 2020

1.0 Introduction

- 1.1 Manchester University NHS Foundation Trust (MFT) has developed a draft Strategic Regeneration Framework (SRF) to support the proposed redevelopment of the existing North Manchester General Hospital site in Crumpsall. This SRF sets out the guiding principles through which this transformational development programme will effect generational change for the North Manchester community, creating new jobs, developing skills, promoting healthy lifestyles, and contributing to a zero-carbon environment for the benefit of adjacent local communities and beyond.
- 1.2 The intention is to transform the existing North Manchester General Hospital site into a modern Health Campus providing high quality hospital and health facilities in addition to providing complementary commercial, leisure and retail uses set within a high quality, greener public realm and a residential offer which is best in class in terms of healthy ageing.
- 1.3 The draft SRF was endorsed by the Executive in November 2020 as a basis for public consultation with a request that a further report be brought back to the Executive which summarises the consultation responses and any amendments that have been incorporated into a final version of the SRF. Subject to approval by the Executive, the SRF will become a material consideration as part of the local authority planning process.

2.0 The SRF Consultation Process

- 2.1 The formal consultation period ran for eight weeks between Thursday 3rd December 2020 and Friday 29th January 2021. During the formal consultation period, a range of communication methods were used to provide information about the draft SRF and ensure that people had the opportunity to provide their feedback. These methods included:
 - Consultation leaflets posted to local residents and businesses
 - Community events held on 15, 17 December and 6 January
 - Extensive media and social media publicity (including Twitter Poll launched in the final two weeks)
 - ‘Team Talks’ staff engagement events held on 9,16 December and 20 January
 - A physical information stand located at the hospital on 14 December
 - Local engagement through the Council’s Neighbourhood Service; the Manchester Local Care Organisation and Manchester Health and Care Commissioning
 - A dedicated project website hosted by MFT
 - Wide-press coverage in MEN/BBC/PNW/Industry titles
- 2.2 Consultation letters and questionnaires were sent directly to local residents and businesses within the local area, which included 7000 addresses. The letters were distributed via post, providing an overview of the consultation process, including the community events, and inviting recipients to view the plans on the project website. Recipients were encouraged to provide their

feedback on the draft SRF by completing the consultation questionnaire and participating in social media polls.

- 2.3 In addition, consultation letters were posted or emailed to identified community organisations and groups as well as statutory agencies and a range of non-statutory stakeholders who may have an interest in the draft SRF, such as neighbouring schools and colleges.
- 2.4 In response to public health guidance arising from the COVID-19 pandemic, consultation events were mainly undertaken online to provide a safe opportunity for two-way engagement. However, three community events were held with 7 people attending and 92 people attended three 'Team Talk' staff engagement events. Hospital staff and patients were also engaged via the provision of an information stand within the hospital on 14th December. A total of 90 feedback forms (fully/partially completed) were completed via the Manchester NHS Foundation Trust (MFT) website with a further 6 emails sent to the project email inbox. All respondents who provided comments have received a personal response from the MFT team.
- 2.5 In light of the local restrictions and the nationwide lockdown in place throughout the duration of the consultation period, the majority of the engagement took place online. A social media poll on Twitter, surveying respondents support for the SRF vision, received 96 responses with 84% of respondents showing their support. Across the social media platforms used to promote the draft SRF there were over 75,000 impressions and there were over 5,500 page-views of the project website, hosted via MFT.
- 2.6 Around a quarter of the responses received were from the immediate local area, including postcodes M8 and M9, with a further quarter of respondents located just outside of the Manchester boundary in areas including Middleton, Chadderton and Prestwich. The remainder of the response were from the wider Greater Manchester area.
- 2.7 Whilst responses were received from a broad age range, there was a lack of responses from those aged over 75 and young people aged 18 and below. In terms of ethnicity, around 83% of respondents identified as white British with the remainder identifying as a mix of Black, Asian and minority ethnic (BAME).
- 2.8 The feedback received covered a wide variety of topics in relation to the SRF vision, which are summarised and responded to within the next section of this report. The process was supported by consultation and engagement specialist, Turley, acting on behalf of MFT.
- 2.9 The consultation demonstrated a considerable positive response to the proposals, with people in general expressing support for the vision as set out in the draft SRF. Throughout this process respondents highlighted a number of key points which have been considered as part of the finalisation of the SRF document.

3.0 Summary of Comments Received

3.1 The consultation questionnaire sought feedback on the SRF vision to radically redesign healthcare services and provide an integrated health and social care offer, including the 5 key elements as described in the draft SRF. These are as follows:

- **Healthcare Hub:** A new acute hospital and a modern mental health hospital will anchor the Campus and complement the existing intermediate care facility and the new Wellbeing Hub. These new buildings will provide a modern and best-in-class healthcare environment; embracing integration, innovation and technology.
- **Wellbeing Hub:** This will enable the delivery of modern, integrated community health, care and wellbeing services; responding to the specific health and care needs of the local population. The new building will become a destination for the local community, through its mixed service offer, meeting spaces and community café.
- **Education Hub:** This will allow all education teams to gather under one roof. The new building will provide the space to support the necessary training for staff as well as an insight into future roles. It will be charged with maximising the opportunity for local employment at the site. This might include taking positive action to support local residents to overcome any disadvantage they have by offering additional training and support and targeting the promotion of opportunities.
- **Healthy Neighbourhood Hub:** There will be a new neighbourhood offer which will integrate with the wider health and social care proposition, playing its part to help tackle the fight against health inequalities with a focus on healthy ageing. This will include residential uses such as, key worker accommodation, social housing, stepdown care and extra care. There will also be the opportunity for new high-quality commercial space to support local small and medium enterprises (SMEs).
- **Village Green:** At the heart of these hubs will be the village green. This will become a high-quality outdoor space, acting as a focal point for the Campus. It will feature green spaces and water features, and patients, staff, visitors and residents will use the green as a place for relaxation, exercise, and meeting.

3.2 A total of 74% respondents agreed that the regeneration of the hospital campus plays an extremely important or important role in the wider regeneration of North Manchester. When asked which of the elements of the vision were most important to them, all elements scored well with 76% of respondents placing the highest importance on the healthcare hub; 70% on the wellbeing hub; 67% on the education hub; and 66% of respondents placing highest importance on the village green and the healthy neighbourhood respectively.

- 3.3 When asked to structure the SRF guiding principles in order of importance the principle of most importance to respondents was the principle to deliver a range of well-designed buildings and spaces to create an attractive place. In terms of the anticipated benefits provided by the redevelopment of the campus, the transformation of health outcomes through a new modern acute and mental health hospital was considered to be the top priority. Investment in education, skills and employment for all; an inclusive North Manchester economy; and the creation of Neighbourhoods of Choice was considered to be a medium priority with a lower priority status attributed to the promotion of sustainable transport and the contribution to a net zero carbon city and an enhanced natural environment and biodiversity.
- 3.4 Additional comments have been analysed under the four most commonly reported themes. This captures the feedback received via the online form, email, virtual events, by post and phone calls during the consultation period.
- 3.5 The themes are presented in order of popularity and are as follows:
- Implementation and delivery
 - Drivers for change
 - Movement, accessibility and connectivity
 - Process, planning and consultation
- 3.6 The comments received have been summarised under each theme with a considered response to each provided in section 4.
- 3.7 **Implementation and Delivery**
- 3.7.1 Respondents were keen to learn more about the specific services that will operate from the health campus with more details requested with regards to the design of the hospital buildings and additional facilities outlined as part of the SRF vision. In light of the covid-19 pandemic respondents were keen to understand how the new hospital could be designed to meet the needs of future pandemics. It was suggested that the overall size of the new hospital should not be smaller than that which currently exists and that the designs should allow for private external areas for larger departments.
- 3.7.2 There were recommendations for inclusion of a children's advocacy centre; new onsite gym facilities; staff canteen facilities and other staff facilities that prioritise wellbeing. Questions were also raised with regards to the potential to retain some of the older buildings on the site if possible.
- 3.7.3 Similar to the points raised with regards to the specific hospital buildings, respondents were keen to learn more about the types of new housing that will be delivered on the site and whether the development includes plans to regenerate the wider local housing stock. Concerns were raised as to whether the development of onsite housing may constrain the future expansion of health services on the site.

3.7.4 Supportive comments were received with regards to the public realm and green space and the positive impact this could have on wellbeing and healing, but it was also stressed that the village green should feel relevant and be properly looked after and maintained.

3.8 Drivers for Change

3.8.1 Respondents recognised the importance of the SRF vision in the regeneration of North Manchester and that revenue investment in the wider area should be considered. The importance of collaborating more with local community groups and residents was reflected in the comments with respondents keen for partners to ensure that the development reflects and serves the diverse cultural needs of the local communities, including different ethnicities and age groups. A specific request was made for MFT to provide reassurance that the Manchester Eruv would remain in place and that a Shabbat room will be a feature of the plans.

3.8.2 Comments highlighted the need for the development to benefit local communities with specific references made to health inequalities that could be addressed through the uses proposed on the site including mental health services, health advocacy and education.

3.8.3 Respondents also commented on the social value opportunities presented by the SRF vision and that the local community should be engaged in training and development and other initiatives as part of an approach to addressing education and employment but also health and wellbeing. It was also suggested that the impact of the SRF vision on, and the opportunities it provides for, local businesses should be taken into consideration.

3.9 Movement, Accessibility and Connectivity

3.9.1 Responses were received which advocated for sustainable transport options to be available on, and near to, the site. Active travel should be a key component of the development with enhanced pedestrian and cycle connections supported by a wayfinding strategy for the site that is much improved on what is there currently.

3.9.2 Respondents commented that the movement strategy for the site should consider the needs of those with disabilities, including mobility and sensory impairments. It was suggested that there should be more disabled car parking available onsite and there were additional comments received in relation to parking. It was highlighted that there are currently persistent issues of antisocial parking on local streets and that adequate car parking capacity should be factored into the designs for the site. Respondents also queried the potential parking charges and whether there should be separate secure, free parking provided for staff.

3.9.3 Comments were also received which questioned the condition of the existing local road network and how the road network will cope with a potential increase in vehicles.

3.10 Process, Planning and Consultation

- 3.10.1 Reflecting the importance of the development to the local community, comments were received which focused on the approach to engagement and consultation, including any statutory processes. Responses highlighted that diversity and digital poverty needs to be considered so that the widest possible range of stakeholders can be reached.
- 3.10.2 A respondent suggested that people need to be able to fully share their views and not be limited to maximum character counts when completing forms, with other comments suggesting that layout and presentation of feedback forms needs to adequately reflect the diverse needs of those who are being asked to complete them.

4.0 Response to Comments

4.1 Implementation and Delivery

- 4.1.1 The project is currently at a high-level visioning and master-planning stage, so detailed plans are not available currently. As the design team progress more detailed plans, there will be further public consultation and engagement with opportunities to provide feedback. The comments received through the SRF consultation process which relate to design considerations have been passed on to the design team to address as part of the planning application development. The flexibility of the SRF at this stage is a priority to ensure detailed plans can respond to the ever-changing demands of healthcare and the needs of the community.
- 4.1.2 The aspirations for the Healthcare Hub are based on maintaining the same number of beds at North Manchester General Hospital, however further details will come forward as part of the detailed design stage. With regards to the provision of external areas, the draft SRF sets out an aspiration to provide direct level access from wards to external courtyards and incorporating green routes between buildings. The village green will be a publicly accessible space for all, including staff, patients, residents and visitors. The draft SRF contains a number of development principles and parameters to ensure that public areas of the site are safe, inclusive and appropriately managed.
- 4.1.3 On the subject of housing, the draft SRF proposes creating a 'Healthy Neighbourhood', which could contain a mix of housing (including extra-care, older age-friendly and keyworker accommodation) depending on need and demand at application stage. The range of accommodation to be offered would support an integrated healthcare offer across the site, enabling people to leave hospital sooner and enjoy more independent lifestyles.
- 4.1.4 The draft SRF sets a vision for a defined area identified by a red line boundary and does not therefore cover any existing housing in the locality, which is outside of the scope of this consultation exercise. The draft SRF does however seek to maximise the physical linkages between the site and the surrounding streets including establishing a walkable link through Crumpsall

Park and streets that lead from existing external paths into the heart of the hospital site and the proposed new public open space. Commentary with regards to the retention of existing buildings is included in appendix 3 of the draft SRF. Future planning applications will consider the retention and re-use aspects of the historical estate as part of the detailed design stages.

4.2 Drivers for Change

- 4.2.1 The draft SRF acknowledges the potential for the redevelopment of the hospital site to play a significant role in the regeneration of North Manchester, alongside initiatives such as the residential-led Northern Gateway and planned investment at Abraham Moss Centre.
- 4.2.2 The SRF looks to reset the long-standing perception of hospitals as places of illness, based on a 'reactive' healthcare model. The SRF instead looks to introduce a 'proactive' and integrated model, bringing together a range of healthcare providers through the co-location of mental health, intermediate and community services and primary care. The Wellbeing hub will enable local people to get well and stay well, the Education Hub will provide opportunities for training and employment, and extensive areas of green and blue infrastructure will promote recreation, relaxation and physical and mental wellbeing. In combination, this will allow the local community to realise better health outcomes and life expectancy.
- 4.2.3 Whilst detail will come forward in future planning applications, MFT has a commitment to accessibility and inclusivity and these principles have been strengthened within the updated SRF document, such as the inclusion of multi-faith areas and a development that reflects the needs of the local community.
- 4.2.4 The Eruv will remain protected throughout the redevelopment, as will the availability of the Shabbat Room. For clarity, and in response to consultation feedback, the SRF document has been amended to reflect this commitment.
- 4.2.5 Commercial facilities such as cafes, shops and restaurants will be ancillary to the primary healthcare development. A commercial strategy will be developed so that facilities do not take anything away from locally provided businesses and services. MFT's approach is to add to the local economy and not replace it. Commercial/business development in the Neighbourhood Zone also has the potential to generate job opportunities for local people.
- 4.2.6 MFT's approach to Social Value will also consider impacts and opportunities on local employment, which will be created during the construction of the facilities and during their operation. The team has been engaging with local schools, charities and colleges to build relationships with local community groups and help overcome the obstacles they face.

4.3 Movement, Accessibility and Connectivity

- 4.3.1 The draft SRF reflects an opportunity to rebalance infrastructure in favour of more sustainable modes of travel with a clear approach to wayfinding and movement through the site. Development principles include high-quality direct pedestrian and cycle routes through the heart of the site, removing vehicular traffic where possible from the centre of the site, providing enhanced public transport opportunities in a new village green, and consolidating parking into a central and convenient location.
- 4.3.2 The design of all key pedestrian routes will be as accessible as possible, including for those with mobility or sensory impairment. The SRF has been amended to reinforce this commitment and future planning applications will include detailed design measures and be subject to further consultation.
- 4.3.3 Proposals for car parks will be subject to individual planning applications and stakeholder consultation. Existing and future car parking fees will be applied following MFT policy. At present, like with all NHS Trusts, the approach is to ensure that MFT can cover the costs of providing parking on site for staff and visitors.
- 4.3.4 A Transport Assessment is currently being prepared and considers current and future traffic conditions on Delaunay's Road and surrounding streets. The Transport Assessment will be used to determine if infrastructure improvements or mitigation are required. Based on the development outlined in the SRF, initial results suggest that traffic is unlikely to increase. The SRF also focusses on sustainable modes of travel and encouraging people to travel by means other than by car, which should alleviate some parking pressures. If future mitigation is required, in terms of junction improvements, speed reduction or parking measures, this may be provided via planning conditions.

4.4 Process, Planning and Consultation

- 4.4.1 Feedback regarding the online feedback form/ consultation feedback methods have been taken into account and will shape future consultation strategies. For respondents who wanted to provide extended comments, the consultation feedback email address was available throughout.
- 4.4.2 Careful consideration was given to ensure that the consultation was as accessible and inclusive as possible. An overview of this process has been summarised in section 2 of this report.
- 4.4.3 Should the Executive endorse the SRF, the document will become a material consideration when determining any future planning application for the site. Future planning applications will be subject to further public consultation.

5.0 Changes made to the SRF

- 5.1 Subsequent to the publication of the draft SRF in November 2020, several minor corrections have been made to the plans and the supporting text, as

well as minor improvements made to the formatting to improve the look and feel of the document.

- 5.2 More specifically, further to feedback received through the consultation exercise, changes have been made to the SRF document to include reference to the potential provision of a children's advocacy centre. The SRF has also been updated to strengthen aspects relating to accessibility and inclusivity, including culturally relevant design features, multi-faith areas (including that the Eruv will remain protected and the Shabbat Room will remain available) and to reinforce the social value proposition and commitment to local collaboration.

6.0 Programme Update and Next Steps

- 6.1 MFT are following the 'Green Book' business case process as part of the national New Hospitals Programme and submitted their Outline Business Case for the redevelopment to NHS England and NHS Improvement (NHSEI) and the Department of Health & Social Care (DHSC) in January 2021 for appraisal. MFT have already successfully secured over £50m to support both the immediate enabling works and the progression of the detailed design of the proposed hospital, education and wellbeing hubs. The progress achieved by MFT and partners in 2020 has expedited investment in North Manchester by 5 years: with the new hospital development now recognised as a 'frontrunner' in the New Hospitals Programme nationally as opposed to a second tranche scheme.
- 6.2 Site enabling works commenced on site in December 2020 to facilitate the provision of the first 'decant' facilities which will in turn enable the first phases of development to commence. MFT have also now submitted a full planning application for the proposed Multi Storey Car Park and Cycle Hub which will allow the clearance of significant surface car parking to make way for the new build section of the proposed new hospital.
- 6.3 As the NHSEI and DHSC analyse the 'case' for investment over the coming months, the strength of support from stakeholders demonstrated through the SRF consultation period and an endorsed Strategic Regeneration Framework would provide a clear message that MFT has the required support and has robustly managed planning risk for the masterplan and subsequent applications.
- 6.4 In addition to the planned investment into the main hospital complex and the wider site, for which the aforementioned Outline Business Case has been submitted, £105m of capital investment is planned to construct modern mental health facilities as part of a redeveloped Park House. Full planning consent was granted to the Greater Manchester Mental Health Trust (GMMH) at the end of January 2021. Work on the New Park House complex is expected to start later in the year with the new facility anticipated to be built and operational by early 2024.

7.0 Social Value

- 7.1 A Social Value Strategy and Action Plan has been developed by the Social Value working group, which reports to the North Manchester Economic & Regeneration Benefits Steering Group, chaired by the Council's Director of Inclusive Economy. The Strategy reflects the key priorities, opportunities and indicative outcomes which have been co-produced through consultation and engagement with a wide range of stakeholders, including VCSE sector groups, and which align with the broader strategic aims of the city, for which detailed strategies have been implemented (for example the Our Manchester Inclusive Economy Strategy; Our Manchester Strategy; Manchester Population Health Plan etc.).
- 7.2 A Social Value Charter has also been produced and has been signed by the full supply chain, enabling companies providing goods/services to coordinate and communicate their support of the programme position on Social Value. In addition, monthly Social Value meetings are held with the Design Team to ensure they too contribute to positive outcomes relating to employment, skills, education, community resilience, health and wellbeing and environment.
- 7.3 Whilst the majority of social value opportunities will be delivered once construction works are underway, some initial activity has already started to be progressed by the programme's Social Value Manager. Over the next few months, the Social Value Manager will be mentoring Year 8 and 9 students and will also deliver a careers event at Our Lady's High School in Higher Blackley. Support will also be provided to the local Communications Academy for careers talks in March with similar events being planned with the Manchester College for their pupil referral unit and ESOL students.
- 7.4 Once Covid restrictions are lifted, volunteering opportunities in the community will be fully explored, including helping to develop green spaces and allotments for community use and undertaking litter picks as part of the Great British Spring Clean event in autumn. As soon as construction works are underway, the team will work with the appointed contractors to identify employment and training opportunities for residents that will be advertised on community newsletters and with local employment agencies
- 7.5 During the planning stages of the scheme, seven apprentices and one graduate have already been engaged in the project. In addition, fifth year students from the Manchester School of Architecture are engaged in a three-month project that focuses on the Neighbourhood Hub and Village Green, allowing students to have real input into the physical designs of the scheme. Scheme architects Sheppard Robson are also supporting this initiative and are donating time to be 'visiting tutors' where they will attend weekly sessions to help the students meet objectives for the brief and critique their work. Other members of the design team are hosting workshops in their respective fields to enhance the students' knowledge.

8.0 Contributing to a Zero-Carbon City

- 8.1 Reducing carbon emissions from its estate is a core objective of MFT. All NHS organisations must ensure that all new builds and refurbishment projects are delivered to net zero carbon standards. MFT has also joined the Greater Manchester Combined Authority (GMCA) and the Greater Manchester Health and Social Care Partnership (GMHSCP) in declaring a climate emergency, publicly recognising the threat that climate change poses to the world.
- 8.2 The draft SRF seeks to secure the highest standards of environmental, social and economic sustainability in the future redevelopment of the site. Primary environmental objectives include:
- significantly reducing energy demand and carbon emissions at source during construction and operation through appropriate design and specification;
 - protecting and enhancing site biodiversity;
 - minimising water consumption;
 - promoting sustainable transport;
 - ensuring high quality and healthy indoor and outdoor spaces;
 - utilising sources of renewable energy on-site, wherever possible; and,
 - the procurement of off-site renewable energy and high-quality carbon offsets to address residual carbon emissions.
- 8.3 The draft SRF promotes these standards by applying the RIBA Sustainable Outcomes Guide (2019). This guide provides a concise and measurable set of sustainable outcomes and metrics across these key sustainability issues.
- 8.4 It is recognised, however, that sustainable buildings delivered in the mid-late 2020's and those in the 2030s may differ significantly to those delivered today due to new or matured technologies (e.g. battery storage) or the availability of new standards or industry approaches to emerging issues such as embodied carbon and climate resilience.

9.0 Concluding Remarks

- 9.1 The draft North Manchester Health Campus SRF sets out a vision and guiding principles that will transform a hospital estate which, as a result of chronic and sustained underinvestment, is now dilapidated and is incapable of offering modern healthcare services to the population of North Manchester. Of those that responded to the public consultation, there is considerable support for the SRF vision with 86% of the respondents supporting the plans to transform the site at North Manchester General Hospital.
- 9.2 The SRF will guide this transformation, delivering a high quality and sustainable health campus with integrated health and social care facilities, high-quality new homes, and access to better education and training alongside more inviting public open spaces.

- 9.3 The benefits that can be secured for North Manchester and the wider city and city region, as a result of the proposals set out in the draft SRF, could make a significant positive contribution to the ongoing regeneration and transformation of North Manchester; environmentally, socially and economically.

10.0 Contributing to the Our Manchester Strategy

(a) A thriving and sustainable city

- 10.1 The North Manchester Health Campus will improve integration with the local area and will cement its role as a leading employment hub for North Manchester through the provision of new jobs and employment opportunities.

(b) A highly skilled city

- 10.2 The North Manchester Health Campus will provide direct employment opportunities through the development and occupation stages of the programme.

(c) A progressive and equitable city

- 10.3 The development envisaged by the SRF will attract investment to North Manchester and catalyse the economic renewal of this part of the city. Jobs will be created during the construction of the facilities and during their operation. This will seek to spread the benefits of growth more evenly across Manchester.

(d) A liveable and low carbon city

- 10.4 The North Manchester Health Campus development will support the delivery of new health and ancillary facilities using state of the art technologies and low carbon construction methods.

(e) A connected city

- 10.5 The SRF includes robust approaches to traffic and transport planning, ensuring that various modes of transport (car, bus, rail, Metrolink, cycle, and walk) are provided for and that the site is better integrated into the local area.

11.0 Key Policies and Considerations

(a) Equal Opportunities

- 11.1 The draft North Manchester General Hospital SRF has been consulted upon with a wide range of stakeholders, enabling all interested parties to engage in the process.

(b) Risk Management

- 11.2 No direct issues at this time.

(c) Legal Considerations

- 11.3 Subject to approval by Executive, the SRF will become a material consideration in the assessment of future planning applications submitted within the SRF boundary.