Statement of Community Involvement

Former Gamecock Public House, Booth Street West, Hulme

Prepared by Cratus Communications on behalf of Curlew Alternatives Eighth Property LP

April 2021

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1. Introduction

This report has been compiled by Cratus Communications Ltd, a community consultation and engagement company specialising in local government, and forms part of the planning application made by Curlew Alternatives Eighth Property LP.

Development of the Former Gamecock Pub

This report outlines the community consultation work carried out by Curlew Opportunities Limited who undertake Development Management services on behalf of by Curlew Alternatives Eighth Property LP, and therefore ran the public consultation and has been informed by Manchester City Council's own Statement of Community Involvement.

The key aims of the pre-application consultation have therefore been:

- To inform the local community of the emerging proposals
- To consult the local community and provide an opportunity to give their opinions and ask questions
- To engage with the local authority and with elected members
- To address points raised by stakeholders

2. Site Overview and Proposals

Curlew Alternatives Eighth Property LP have submitted an application to Manchester City Council for the following development:

Demolition of existing building and structure and redevelopment of site for Purpose Built Student Accommodation (PBSA) uses (Sui Generis use class) with ancillary amenity space, a ground floor 'community hub' (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure.

3. Policy Framework

Manchester City Council Statement of Community Involvement

Curlew Alternatives Eighth Property LP has conducted its community consultation in line with the Councils own Statement of Community Involvement (June 2018) which states:

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted. Negotiations on s106 agreements will be between the developer, planning officers and relevant council services and in consultation with councillors. Comments from consultees will be taken into account when negotiations take place. The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views

- Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments
- A website set up by the developer
- Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments
- Social media used by the developer to advertise the development and associated consultation events

Localism Act (2011)

Alongside the Council's own Statement of Community Involvement, Curlew Alternatives Eighth Property LP community engagement work has also met the consultation principles established with the Localism Act 2011 for consulting the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.
- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time.
- Have regard to the responses to consultation that have been made following the consultation process.

National Planning Policy Framework (NPPF) 2019

Curlew Alternatives Eighth Property LP consultation work has also complied with the NPPF's Framework (2019) in relation to preapplication engagement and front-loading consultation. These principles are outlined below:

"Pre-application engagement and front loading

"39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two 14 years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine."

4. Community and Stakeholder Consultation Process

Curlew Alternatives Eighth Property LP has endeavoured to conduct a consultation process which ensured that the local community were properly informed of the plans for the Gamecock Pub, Hulme, and had multiple opportunities to comment on the scheme.

The consultation process carried out by Curlew Alternatives Eighth Property LP comprised:

- Hosting of pre-application meetings with planning officers at Manchester City Council
- Meetings with local community representatives
- A dedicated online consultation platform
- Two rounds of engagement with residents in the local area
    - 250 information booklets distributed to residents
    - 1,000 leaflets advertising the online consultation platform
- A dedicated consultation email and telephone line for enquires
- Engaging with elected members of Manchester City Council, including local ward members

Consulting during the Covid-19 pandemic

Due to the existing Covid-19 restrictions on large public meetings Curlew Alternatives Eighth Property LP was not able to host a traditional public exhibition event. In order to ensure that the public was still given the opportunity to engage with the proposals, Curlew Opportunities hosted an online consultation platform where members of the public could view the proposals, ask questions and give feedback on the proposals. The online consultation platform can be viewed at: www.gamecockpub.co.uk

5. Pre-Application meetings

Curlew Alternatives Eighth Property LP has engaged in detail discussion with Manchester City Council as part of the pre-application process. These discussions included feedback from the council's officers on the details of the scheme and whether the application is set to align correctly with the council's own policies. Curlew Alternatives Eighth Property LP has had two meetings with Officers of Manchester City Council, these meetings are detailed in the Planning Document.

Curlew Alternatives Eighth Property LP has also had meetings with representatives from Manchester Metropolitan University and the Royal Northern College of Music to discuss their aspirations for increasing their student housing offer and what they would like see delivered as part of the scheme.

Curlew Alternatives Eighth Property LP has secured support from MMU and the support of RNCM for this planning application submitted to Manchester City Council.

6. Residents Information Booklet

During October and November 2020 Curlew Alternatives Eighth Property LP circulated information booklets to the residents of Hopton Court, Cooper House and residents boarding the site on Boundary Lane.

The booklet had early plans and images of the scheme and asked residents to feedback on what they would like to see provided in the Gamecock Community Hub. A copy of the leaflet can be found in Appendix One.

We received two responses to the booklet:

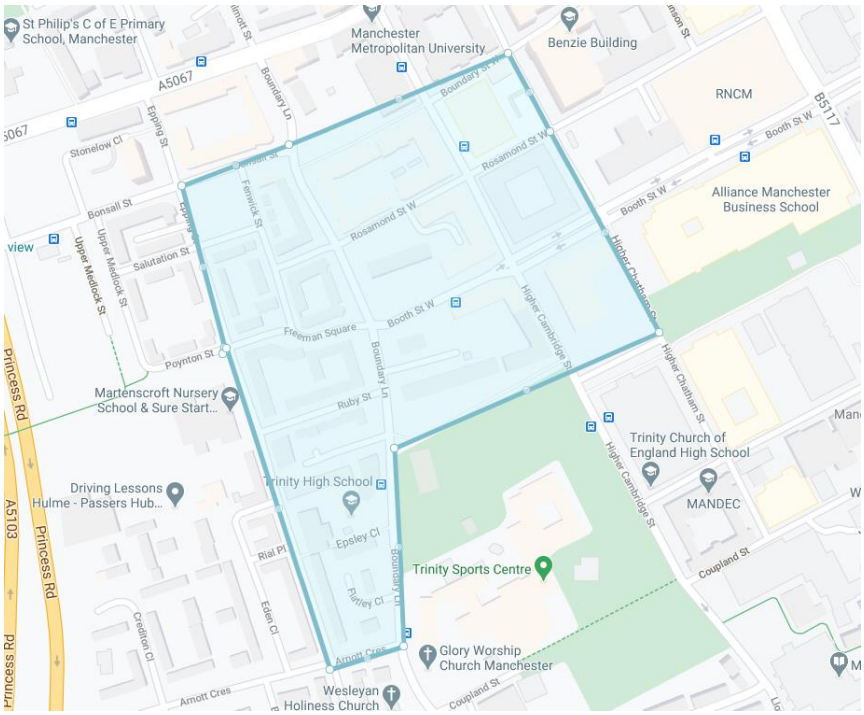
- The first response welcomed the development of the site but thought that the proposed building may be too tall. The respondent was also keen to ensue that the community space is well managed and taken care of.
- The second response was not supportive of more student accommodation in Hulme and was concerned about the loss of light to neighbouring properties.

7. Online Community Consultation Invitation

Prior to the online consultation platform going live an information leaflet was sent to 1000 addresses surrounding the site. The addresses included residents and local businesses. The leaflet provided information about the scheme as well as providing an image indicating the sites' location within the surrounding area and a Computer Generated Image (CGI) of what the building could look like. The leaflet also provided details of the online consultation platform as well as alternative methods to contact the project team, to view the proposals and give feedback if required.

The leaflet included a link to the engagement platform, email address, free post address and phone number of the project team. A copy of the leaflet can be found in Appendix Two.

The leaflet was delivered to the area highlighted by the map below.



8. Online Consultation Platform

Curlew Alternatives Eighth Property LP created a dedicated online consultation platform for the second phase of their public consultation. The platform was hosted at www.gamecockpub.co.uk

Images taken from the site can be found in Appendix Three.

The site contains a virtual consultation room that had boards which detailed the proposals. The boards included:

- Maps of the site and surrounding context
- The need for student accommodation in Manchester
- The design process of the scheme
- Information on the proposed landscaping of the site
- Images and details of the proposed Gamecock Community Hub
- Contact details for the project team

The platform also contained information about the project team, feedback form and contact details for the project team.

Throughout the three-week consultation period the site attracted a total of 215 new users with 42 people returning to the site multiple times.

9. Online Community Consultation Feedback

To provide an opportunity for visitors to provide feedback on the scheme the team created a dedicated feedback section of the online consultation platform. This was clearly visible from the home page and visitors were encouraged to leave feedback throughout the content on the platform. Questions included:

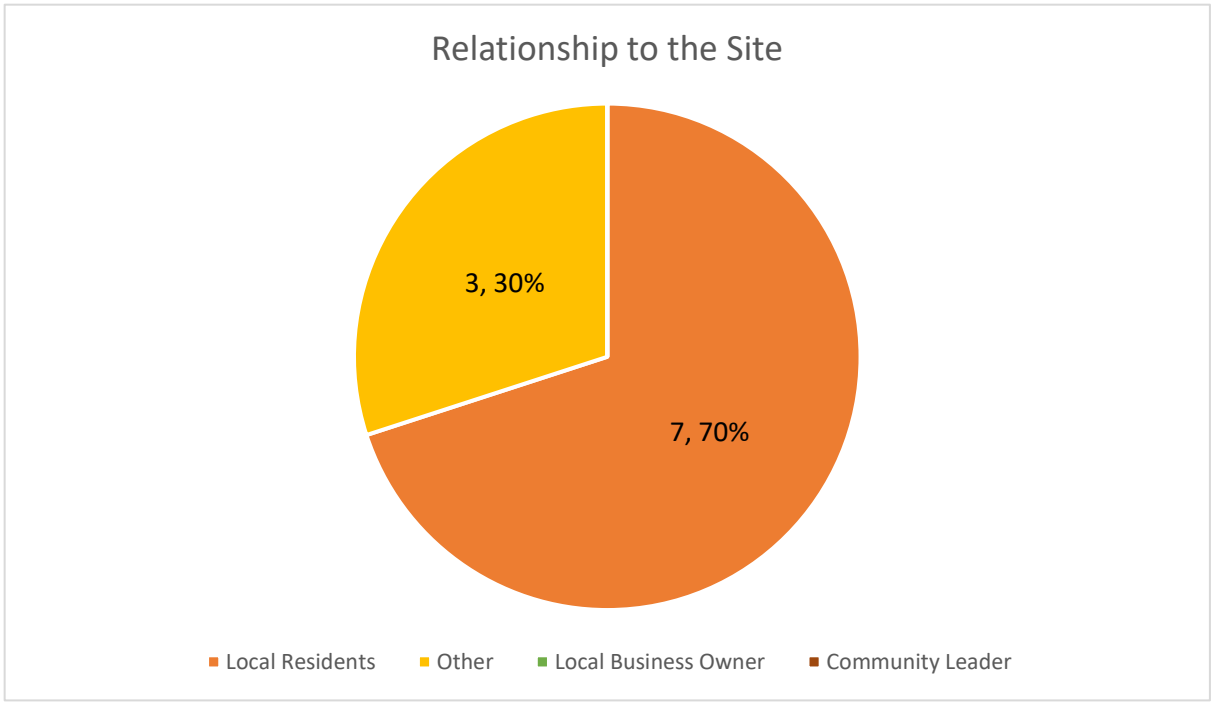
1. **What is your relationship to the site?**
2. **How do you rate the importance of regenerating the derelict building on site?**
3. **How often are you and your family involved with community events in the area?**
4. **How would you prioritise the following?**
5. **How important do you think the planting of new trees on the site is?**
6. **Do you think it is important that the existing residents of Hulme get priority for booking the Gamecock community hub?**
7. **Do you think the brick of the new building is reflective of the local area?**
8. **How would you like to see the community space managed?**
9. **What would you like to use the community space for? Eg, Meetings, fitness classes, craft workshops etc..**
10. **Any further comments about the proposals?**

Feedback Results

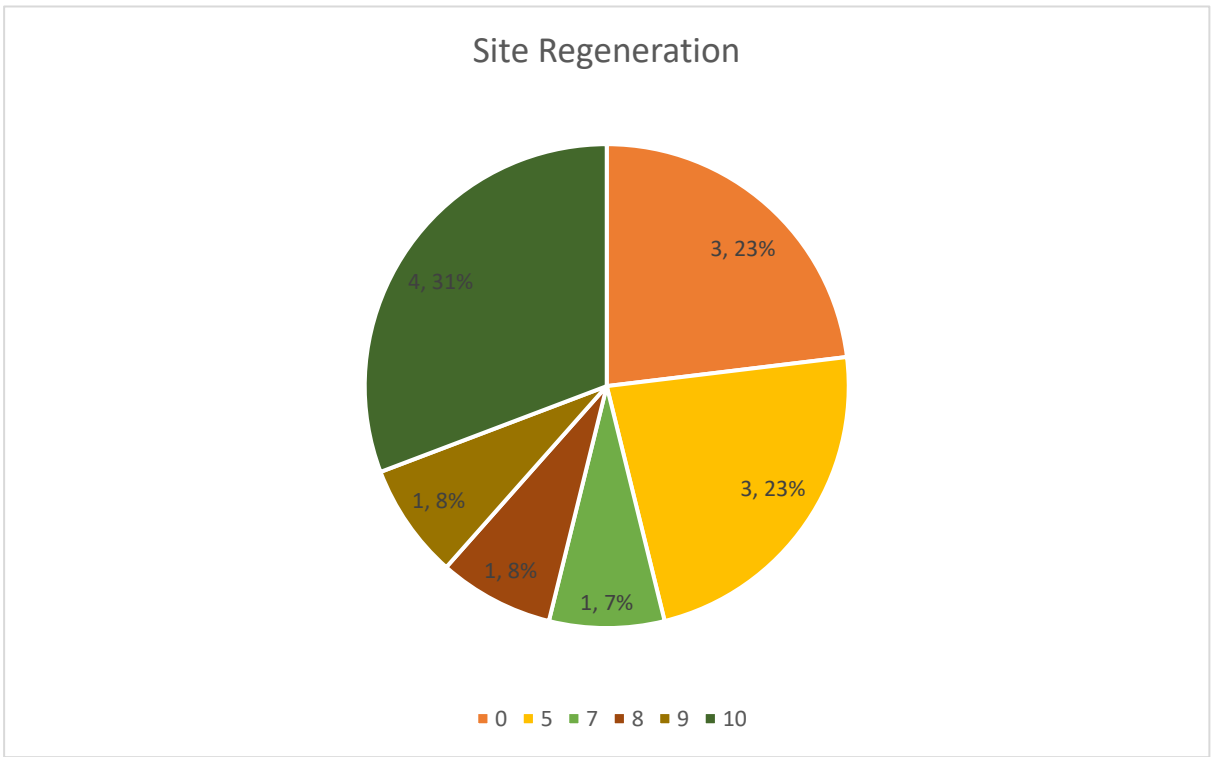
The consultation was open for three weeks (21 days) between the 3rd March 2021 and 24th March 2021. In total we received a total of 20 responses to the consultation. Of the 20 that left feedback 13 filled out the feedback questions, six left comments in the boxes at the end, one person phoned in and one person emailed their comments.

The information below highlights the specific responses received from the feedback forms and illustrates the main themes.

1. **What is your relationship to the site?**



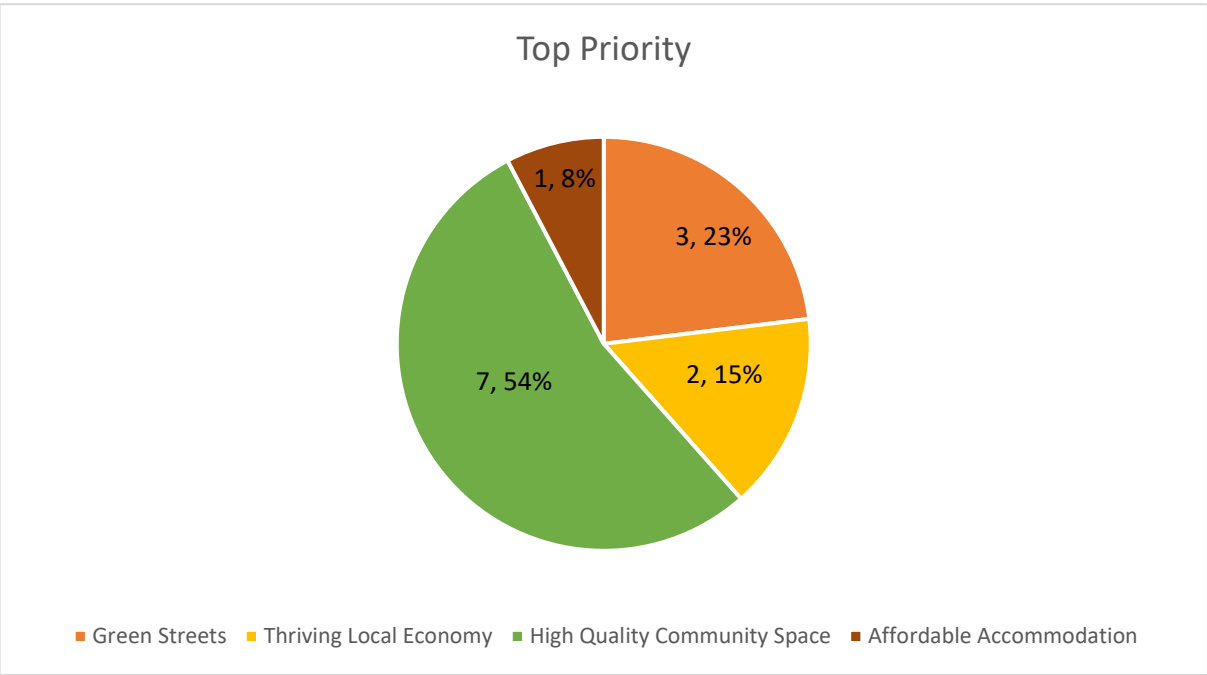
2. **How do you rate the importance of redeveloping the site? 0-10 with 10 being most important.**



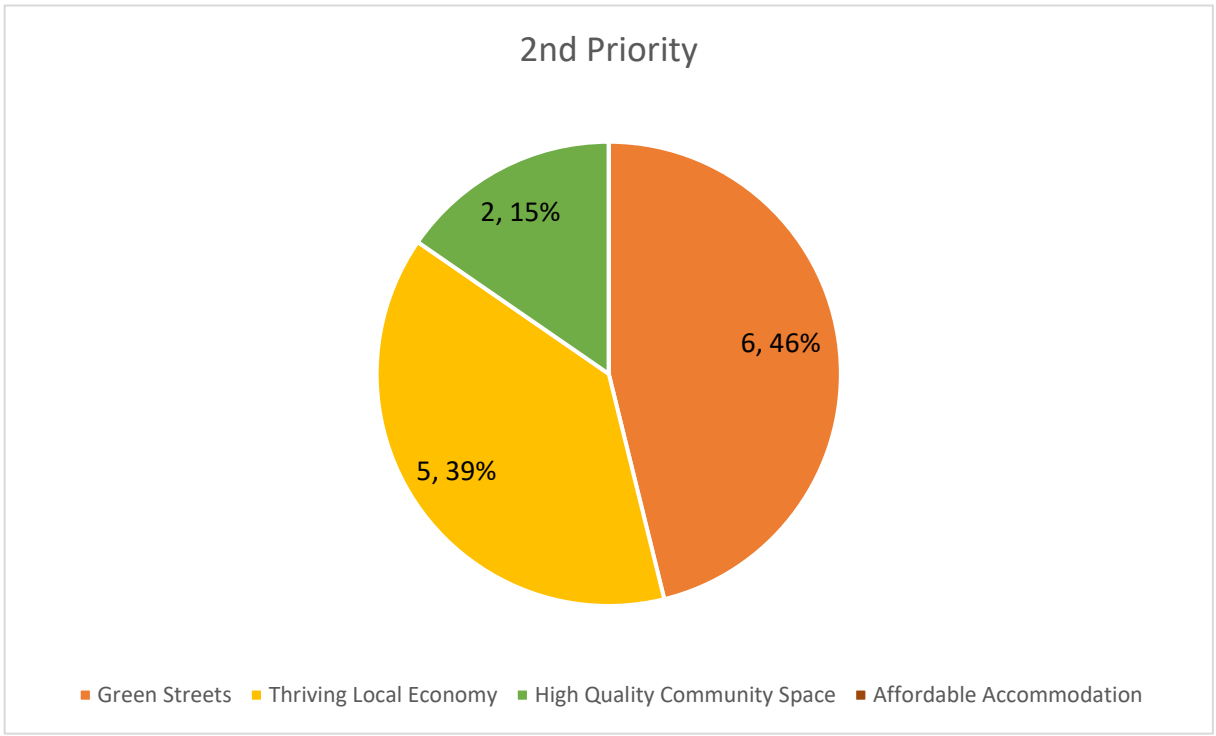
3. **How often are you involved in Community events in the area?**

4. **How would you prioritise the following? Green Streets, Affordable Accommodations, High Quality Community Space, Thriving Local Economy.**

Top Priority:

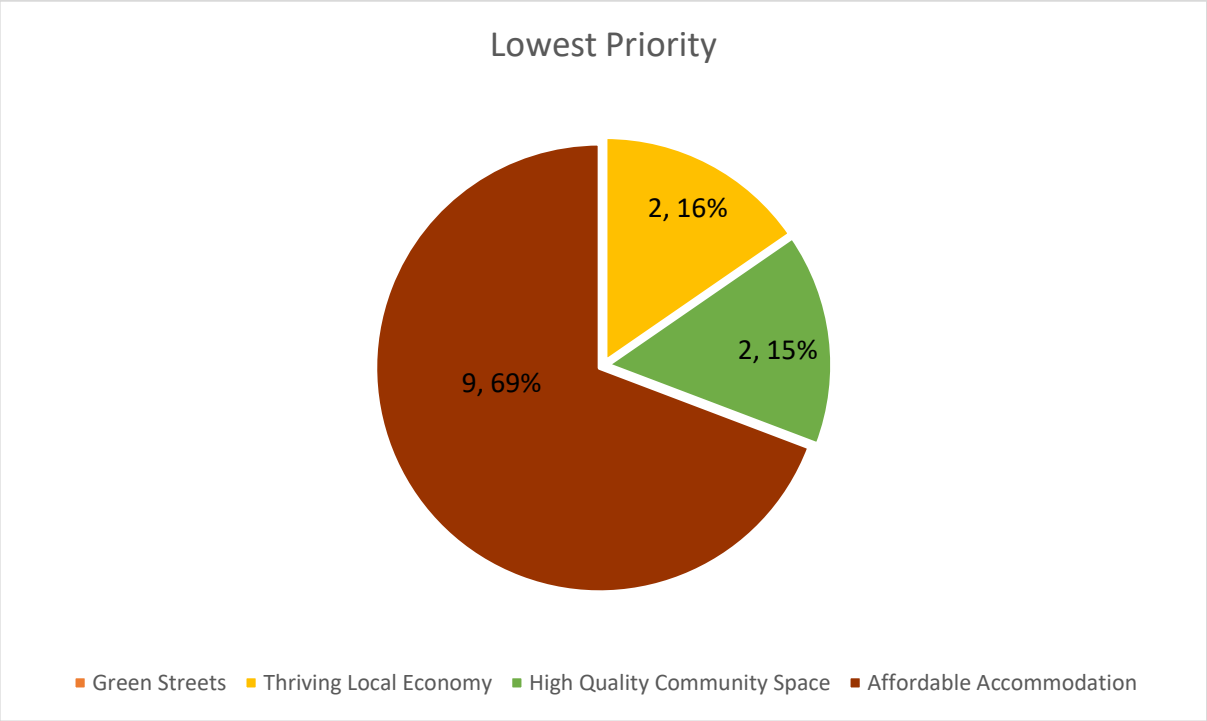


2nd Priority:

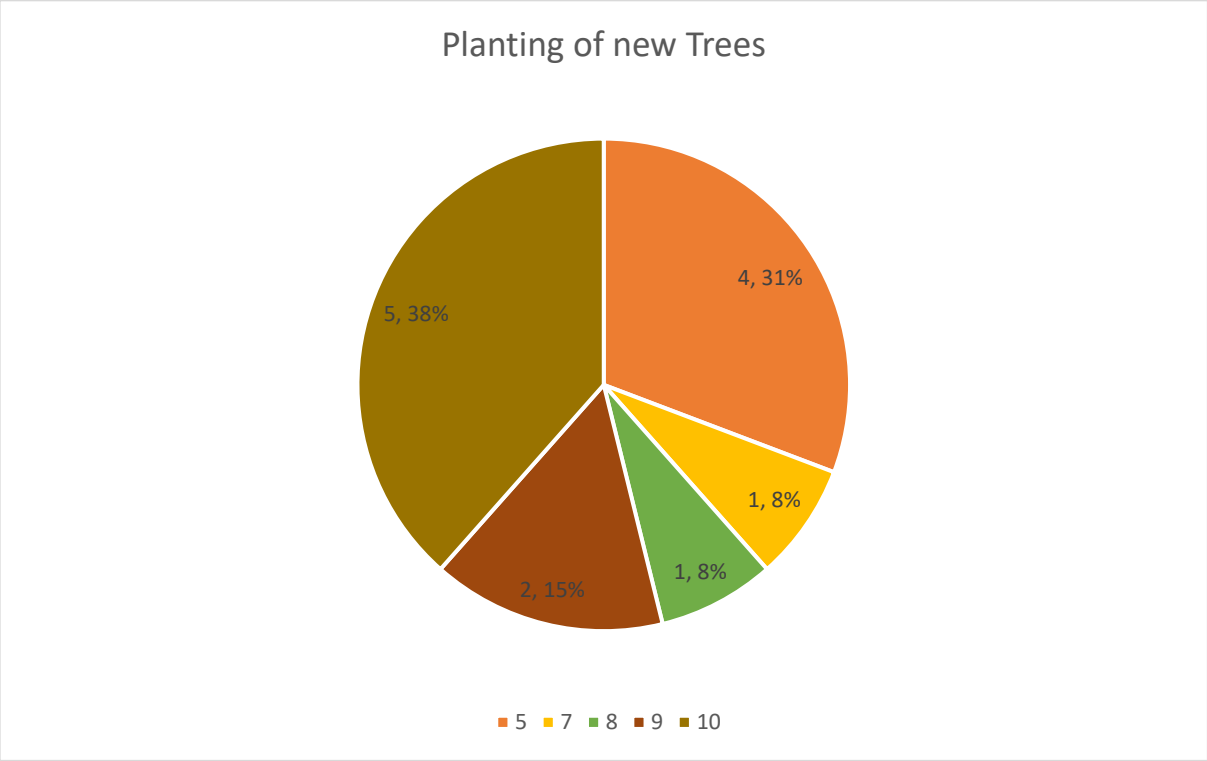


3rd Priority:

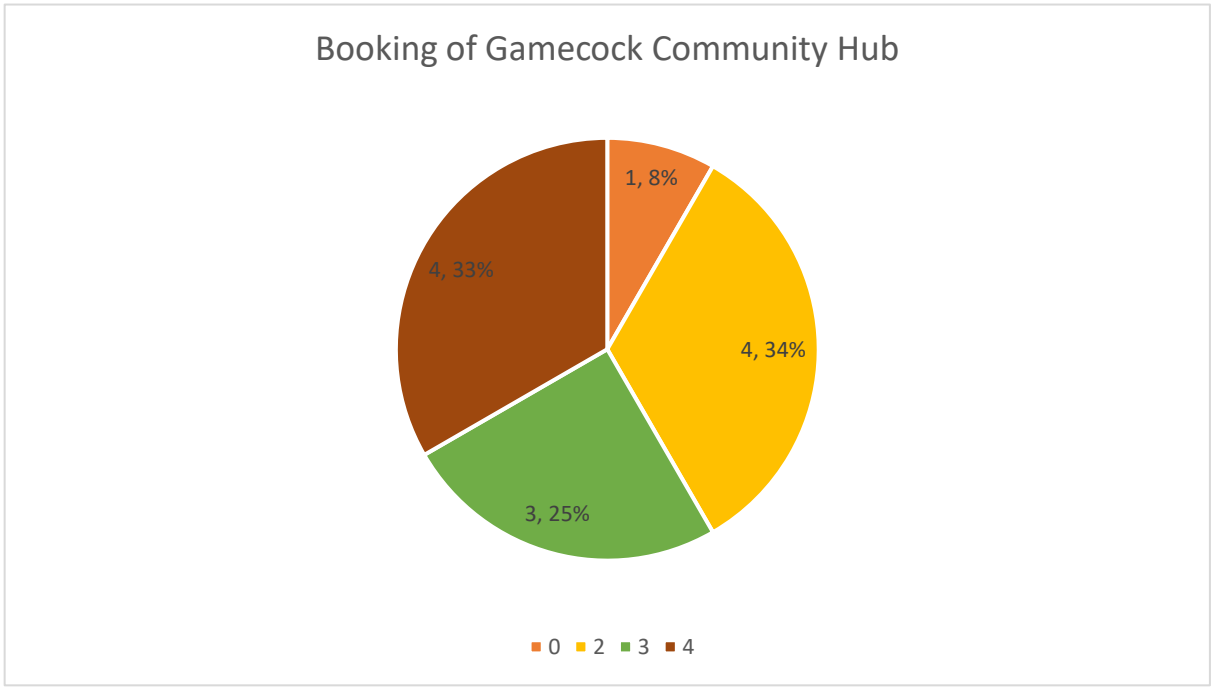
Lowest Priority:



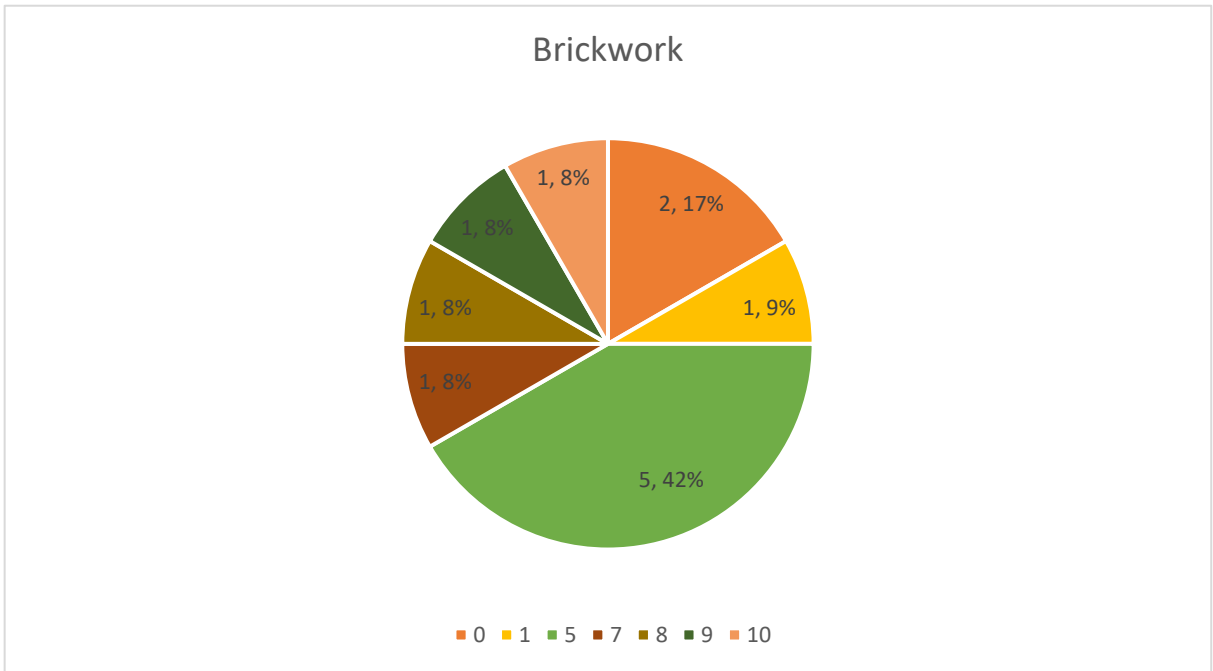
5. **How important do you think the planting of new trees on the site is? 0-10 with 10 being the most important.**



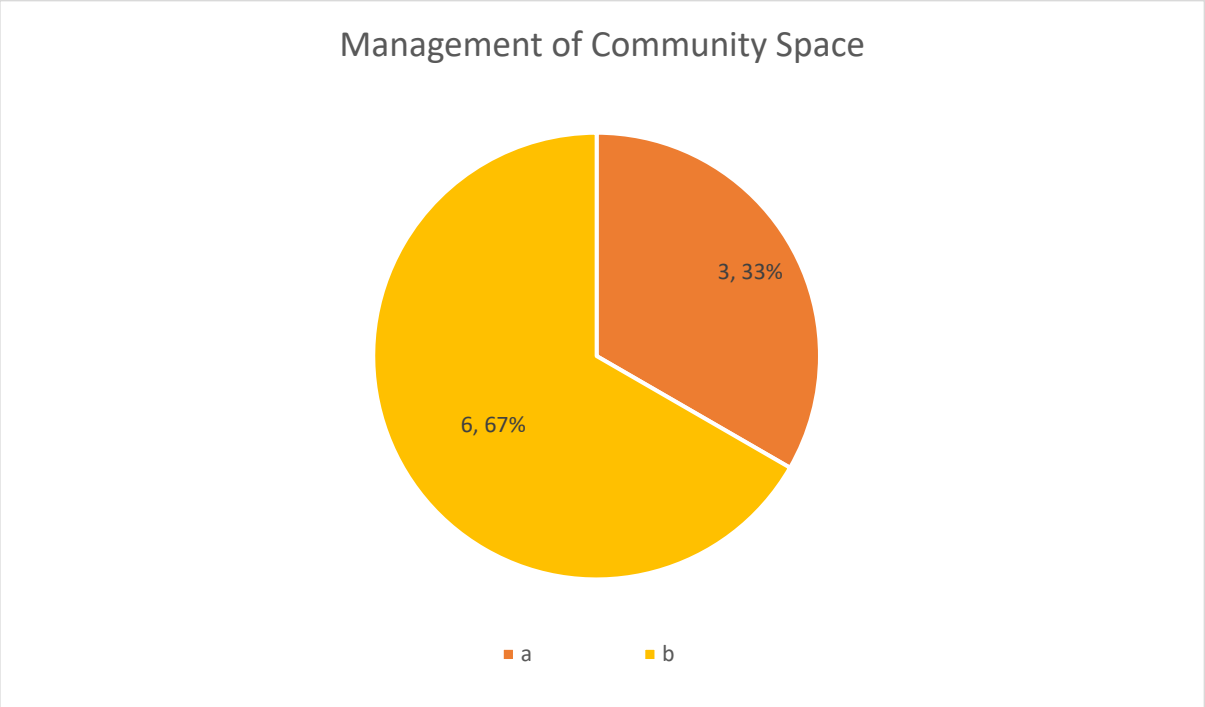
6. **Do you think it is important that the existing residents of Hulme get priority for booking the Gamecock community hub? 0-4 with 4 being the most important.**



7. **Do you think the brick is reflective of the local area? 0-10 with 10 being the most similar.**



8. **How would you like to see the Gamecock Community Hub Managed?**
    a. Curlew Alternatives Eighth Property LP will have in place a full time -manager of the building. Part of their role will be to take bookings and assist with the preparation of the Community Hub. The bookings made on behalf of the community will take priority over any other groups or events.
    b. The management and upkeep of the space is handed to a community group who manage and use the space.



9. **What would you like to use the community space for? Eg, Meetings, fitness classes, craft workshops etc**
    - Craft workshops
    - Yoga
    - Film screenings
    - Lectures
    - Meeting friends and family
    - Support for LGBTQ+ Community
    - Community Meetings

10. Any Further Comments

Theme	Comments	Response
Trees and landscaping	• One resident would like to see the mature trees on site retained. • One resident liked the plans for the proposed landscaping. • One resident was concerned about the potential use of the carriage way for increased greening.	• Unfortunately, due to the location of the existing tress on site they will have to be removed. Curlew Alternatives Eighth Property LP are committed to providing new and improved planting on site to mitigate the loss of the existing trees on the site.
Height	• Two residents felt that the scale and massing were appropriate for the location. • Four residents were concerned about the height and one was concerned about the blocking of light into Hopton Court and another on the blocking of views across the Pennines.	• Curlew Alternatives Eighth Property LP has undertaken extensive massing and sunlight and daylight studies, which accompany the planning application. Curlew Alternatives Eighth Property LP has adjusted the scheme to minimise these impacts as much as possible such as in setting the top floor and stepping the building back from Cooper House.

Community Hub	• Generally, residents were positive about the provision of the new community hub and provided potential uses for the hub (see above). • Three residents commented that it will be a good opportunity for members of the community to develop skills through classes and seminars and gain work experience by helping with the running. • Four residents stated that they did not want a community hub.	• Curlew Alternatives Eighth Property LP is still happy to provide the space for the Gamecock Community Hub. The public consultation results (Q8) have suggested that the community would like to run the hub themselves, Curlew Alternatives Eighth Property LP are happy to see the space run solely by the community. They are looking to provide a flexible space that can facilitate the current suggestions by residents in Q9.
Student Accommodation	• Overall, there were lots of concerns about the provision of housing for more students in Hulme. • Residents felt that there is enough of this type of accommodation in Hulme and do not want to see more of it. • Concerns were raised about the management of students social lives and activities undertaken in and around the site. • Concerns raise over increased traffic, especially when moving students in an out of the accommodation.	• Curlew Alternatives Eighth Property LP has been in contact with MMU and RNMC about their needs for more purpose built student accommodation. MMU has supported the scheme and have they have demonstrated that there is a need for more purpose-built students accommodation in the area. • There is zero car parking on-site due to accessibility on foot and cycle routes therefore, there will be no impact on the highway network – as demonstrated in the Transport Statement. • There will be a student management plan in place which will detail how the block will be managed by a full-time building manager. This will allow residents to repost any issues that they are having in relation to the students that are living on the site and see them quickly resolved.

Hulme	• Three residents are happy to see the sight developed and think that is currently an eye-sore. • Six residents felt that Hulme is 'full' and that there is no room for more students. • One resident stated that lots of historic buildings of Hulme redeveloped.	• We cannot comment on others schemes – the redeveloped Gamecock will be a high quality and sustainable development which meets a required need for further student accommodation on a site which has been long underdeveloped and is appropriate for this use.

11. Stakeholder Engagement

In addition to the formal consultation, meetings were held with the following:

- Leader of the Council
  - Councillor Richard Leese – 1st April 2021
- Hulme ward Members
  - Councillor Annette Wright – 12th June 2020 and 5th February 2021
  - Councillor Lee-Ann Igbon – 12th June 2020 and 5th February 2021
  - Councillor Nigel Murphy – 17th June 2020
- Community Representatives
  - Hopton Court - 22nd September and 21st October 2020
  - Aquarius TARA – 22nd September and 21st October 2020
  - One Manchester – 20th July 2020 2020

Additional meetings were offered to Block the Block in February 2021 but were declined.

These meetings were held to consult with local representatives on the proposals and to seek ideas for the design of the community space allocated within the new building.

12. Conclusions

Ahead of submitting the planning application to Manchester City Council, the project team has sought to engage extensively with the local community and ward members to provide information about the scheme and offer multiple opportunities for the community to comment and shape the proposals.

Curlew Alternatives Eighth Property LP has undertaken multiple rounds of public consultation and has worked with residents and community groups to design a bespoke community space within the proposed building. The engagement has included:

- Information booklet
- Meetings with community representatives' and residents

- Meetings with Ward Members
- Meetings with the Leader of the Council
- Website and online consultation

Throughout the consultation process Curlew Alternatives Eighth Property LP has been pleased to learn how residents wish to use the space for a wide verity of activities including; charity events, seminars, LGBTQ+ support groups, yoga classes and more. To this end Curlew are now looking to design the space to ensure it can be used by residents for all the activities suggested.

Curlew Alternatives Eighth Property LP will continue to consult with the community until planning application determination. The online consultation platform, email and telephone line offered a variety of alternative methods for local people to provide their feedback on the proposals during these unique circumstances, and will remain open for resident queries through the determination process.

Curlew Alternatives Eighth Property LP will also continue to work with key community representatives, ward members and residents throughout the process, to ensure local residents remain informed about the stages of the application.

Appendix One – Information Booklet

Invitation to Comment on Proposals for the Former Gamecock Pub

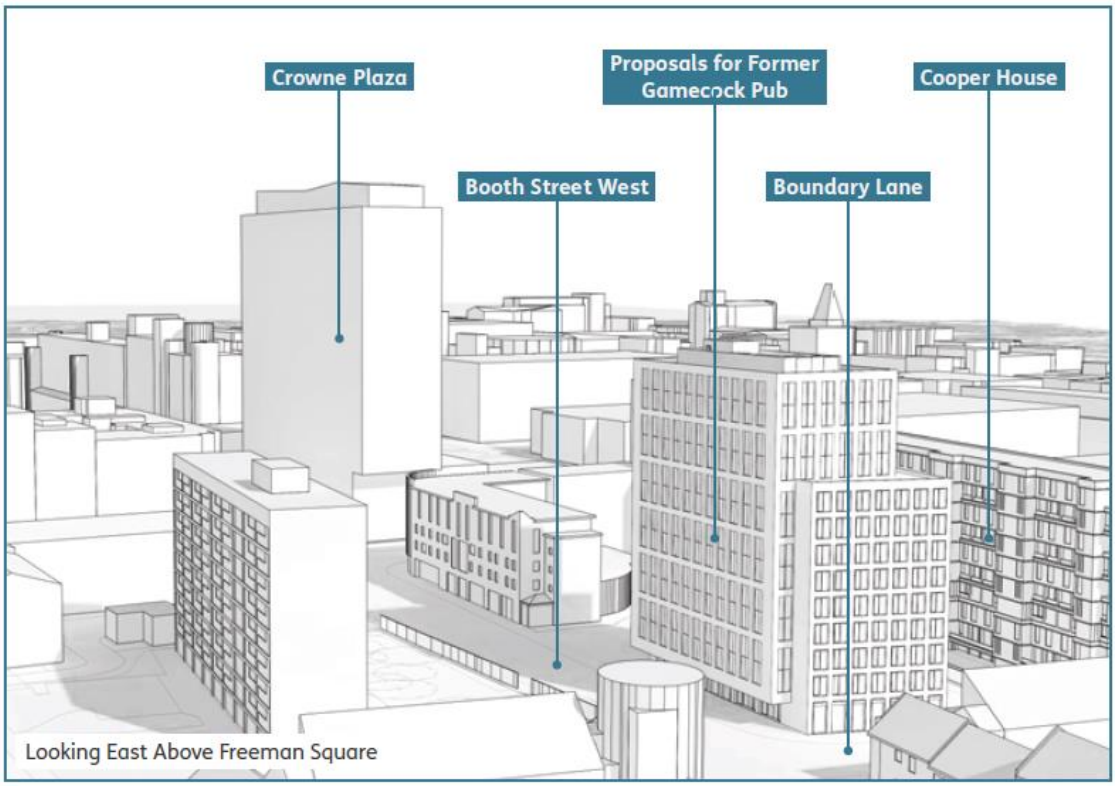
Dear Resident,

Curlew Opportunities would like to invite you to comment on our emerging proposals for the redevelopment of the former Gamecock Pub on the corner of Boundary Lane and Booth Street West. The proposals are for a high quality, purpose-built student accommodation led scheme with private amenity and dedicated community space for the residents of Hulme. Curlew Opportunities are committed to building lasting relationships with the local community and want to understand how any development of this site could benefit those around it.

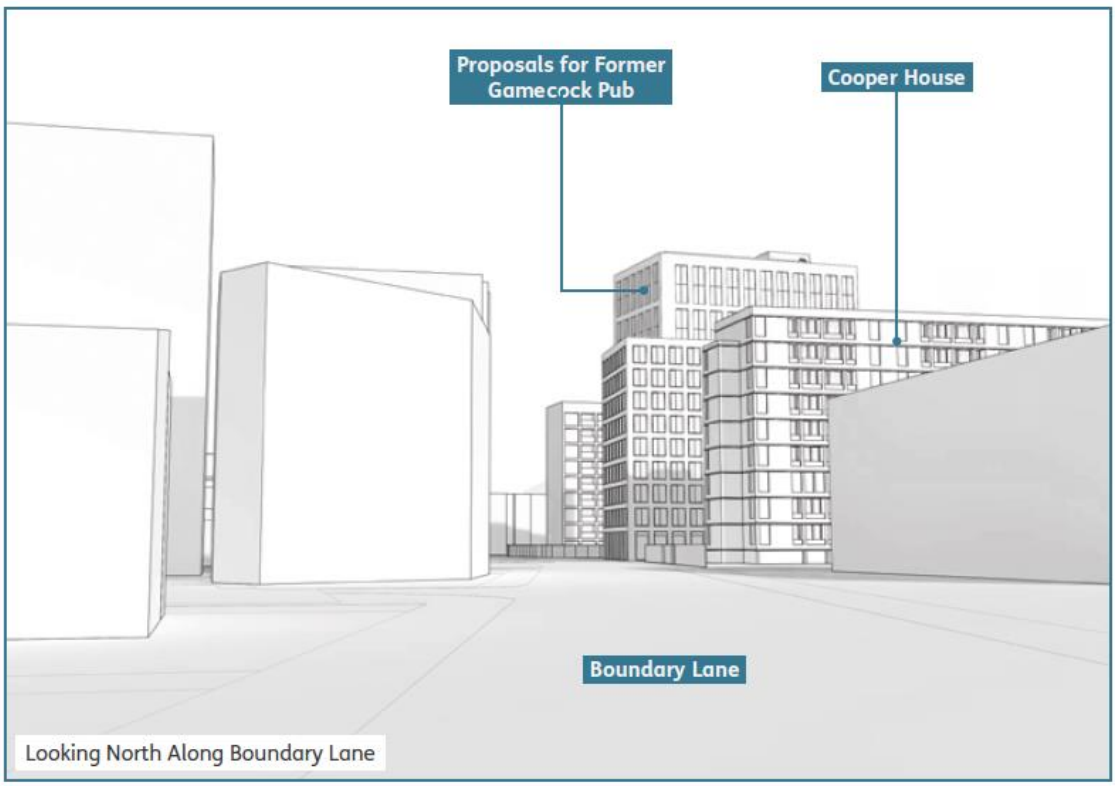
As residents of Cooper House, we are aware of your proximity to the site and the potential impact this development might have. Therefore, we are contacting you before any planning application is submitted so we can understand your views and how these can shape the proposed scheme. We would really like to hear your thoughts.

Best wishes,

Greg Fox, Curlew Opportunities



Looking East Above Freeman Square



Looking North Along Boundary Lane

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Early designs of the scheme include:

Landscaping along Camelford Close

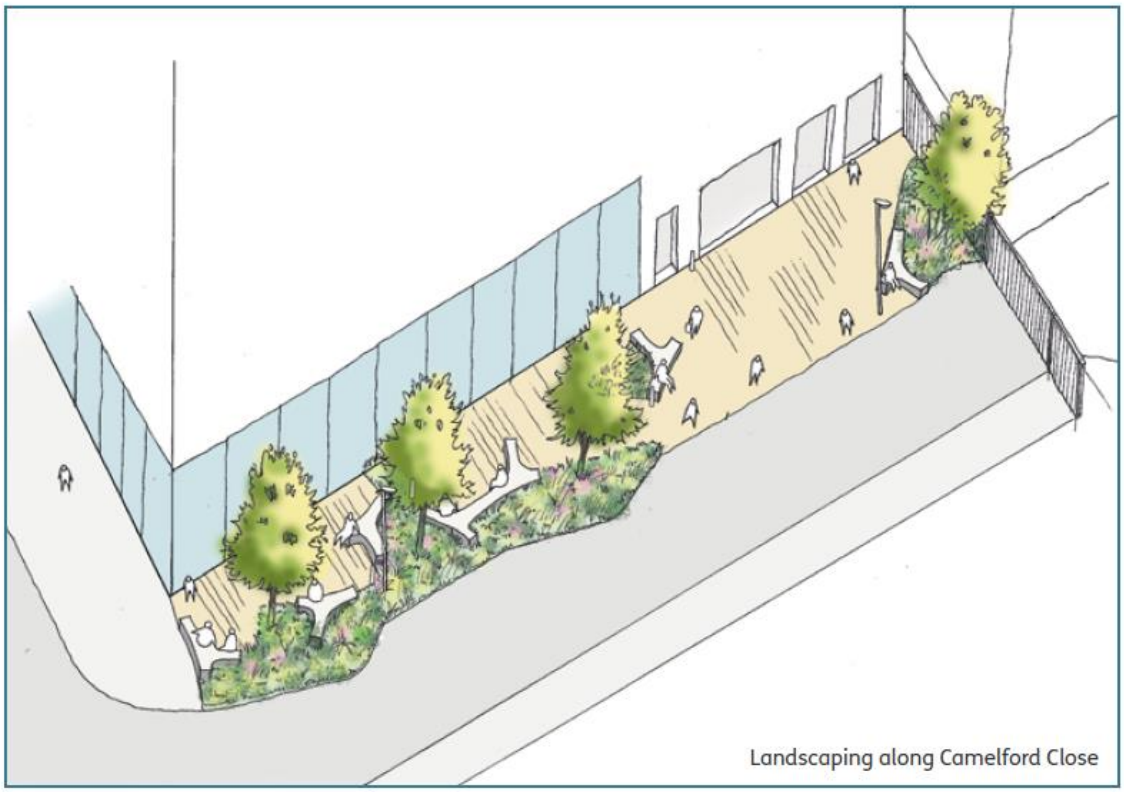
270 high quality, purpose-built student accommodation bedrooms with a mixture of clusters, studios and shared apartments

Private student amenity areas

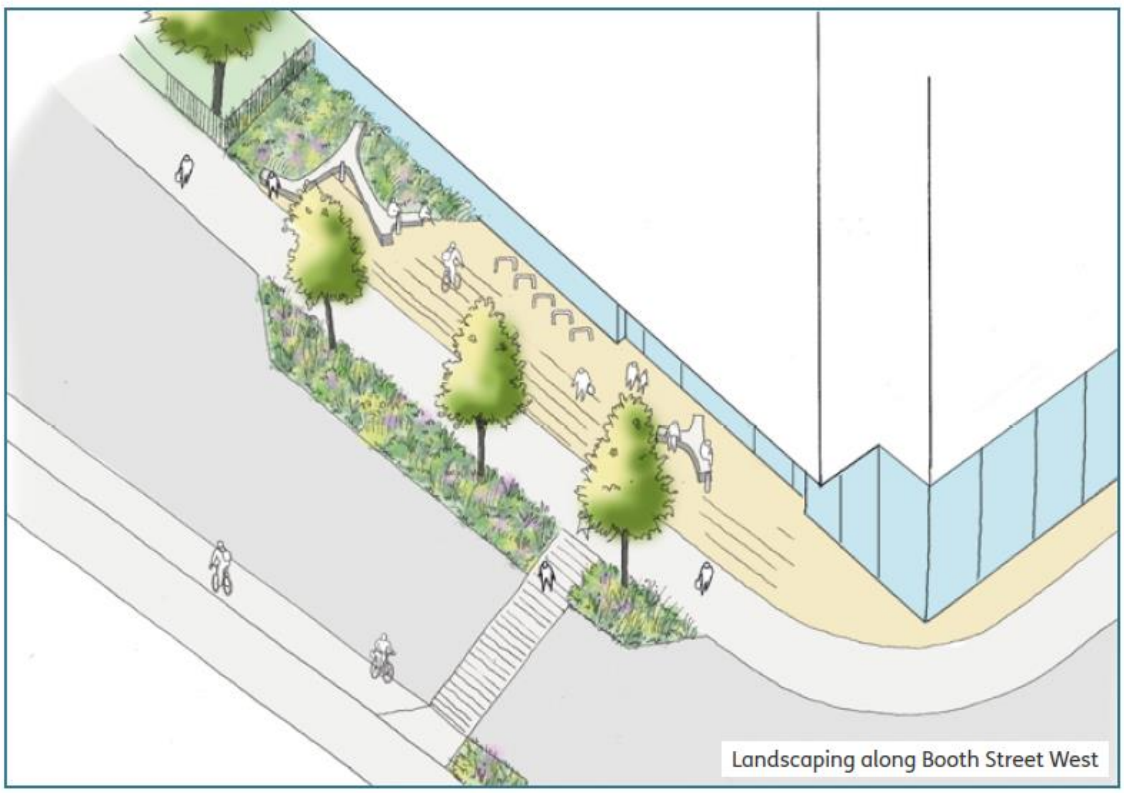
100 square meters of bespoke community space for the residents of Hulme

Landscaping along Booth Street West

Creation of outdoor landscaped areas replacing the current derelict site



Landscaping along Camelford Close



Landscaping along Booth Street West

Curlew Opportunities have emerging plans to redevelop the Former Gamecock Pub site in Hulme. As part of the scheme, they are designing a dedicated space for the Hulme community. Curlew Opportunities would like to co-design this space in conjunction with Hulme Ward members, One Manchester, Aquarius Group and local residents.

Our early ideas include:

- Fully Accessible for all members of the community
- Dedicated, private consultation room for appointments or meetings
- Flexible space to be used for events, meetings and social gatherings
- Priority to existing residents of Hulme

Thank you for taking the time to read about our proposals. The plans detailed in the leaflet are still at an early stage and we are working with the Council and other local stakeholders to develop a scheme that will not only benefit the new residents, but the wider Hulme community.

We hope to consult with you further in the Autumn with more detailed proposals.

Please do get in touch if you have any questions or comments via:

Email: infogamecockpub@cratus.co.uk

Phone: 07947 980157

Freepost: CRATUS COMMUNICATIONS
City Bridge House
57 Southwark Street
London, SE1 1RU

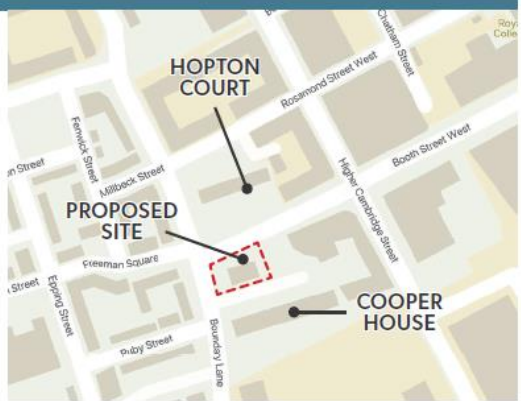
Appendix two – Consultation Leaflet

Formal Consultation on proposals for the former Gamecock Pub site

How to give your view:

Head to - www.gamecockpub.co.uk

Here you will be able to view the proposals, submit feedback and submit questions.



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Dear Resident,

During the second half of last year, Curlew Opportunities undertook preliminary and early engagement with key stakeholders across the Hulme community on emerging student accommodation development proposals on the site of the former Gamecock Pub.

This included tenants and residents' associations, residents of Hopton Court and Cooper House, elected members, local higher education institutions and others and remains part of a commitment from Curlew to engage openly, frequently and early. This engagement was undertaken far in advance of any planning application being submitted and was designed to ensure that views and opinions on development were captured early on in the process.

This early engagement with the community highlighted the lack of genuine high-quality community space in the locality alongside a desire for closer integration between new student accommodation and the existing community. As a result, Curlew remains committed to providing dedicated space within the building exclusively for the existing Hulme residential community. This could be for residents and local groups to meet on a formal and informal basis or a shared living room for residents in the Boundary Lane area with facilities to hold meetings, film nights, coffee mornings or fitness classes available to all and not for commercial profit. We know genuinely accessible space of this type is in short supply and want to work with you to finalise ideas for this area.

We look forward to hearing your views on the proposals.

Yours,

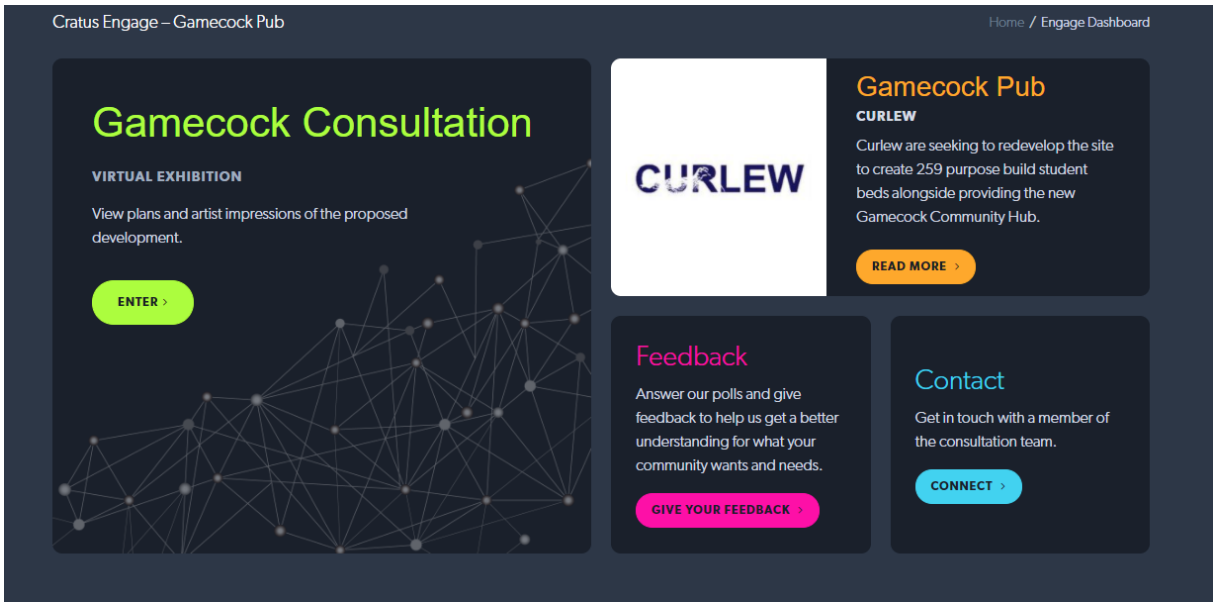
Greg Fox
Development Director, Curlew Opportunities

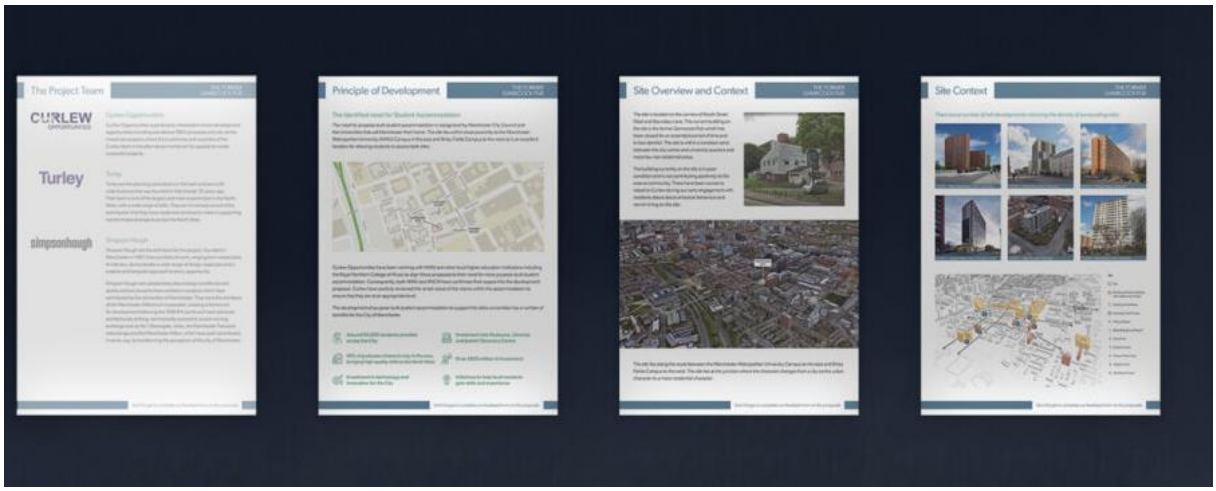
Please do get in touch if you have any questions or comments via:

Email:	infogamecockpub@cratus.co.uk
Phone:	07947 980157
Freepost Address: (No stamp needed)	Freepost Gamecock Pub

If you are unable to access the consultation material online please contact infogamecockpub@cratus.co.uk or call 07947 980157 and we will provide you with hard copies of the material.

Appendix Three – Online Consultation Platform





Next Steps

11 (1 of 1) 30%

Next Steps

THE FORMER GAMECOCK PUB

We are currently collecting feedback from the community and residents through this formal consultation. Once all the feedback has been received, we will make any final adjustments to the scheme with the view to submitting an application in late spring, early summer.

FEBRUARY
Collect formal public consultation feedback

EARLY SPRING
Making final adjustments to the scheme and respond to consultation feedback

SPRING
Submit an application to the Council