Drivers Jonas Deloitte.

Proposed Student Residential Accommodation, 482-506 Moss Lane East

Student Accommodation Need Statement on behalf of Marcus Worthington Properties Ltd

Version	Date	Amended by	Principal Changes
Version 1	30 April 2010		Issued to Manchester City Council and Approved by John Cooper for Deloitte LLP (trading as Drivers Jonas Deloitte):

Introduction

1.1 This statement accompanies a planning application for the proposed redevelopment of 482-506 Moss Lane East for student residential accommodation. It seeks to satisfy Manchester City Council's criteria relating to proposals for student accommodation in the City, as outlined in its recently approved Interim Planning Policy Statement on New Purpose Built Student Accommodation.

Interim Planning Policy: New Purpose Built Student Accommodation

1.2 Manchester City Council's Interim Planning Policy Statement on New Purpose Built Student Accommodation was approved at Executive Committee on 31 October 2009. The primary objective of this Statement is to *"to avoid increasing the negative impacts associated with a high concentration of student accommodation and to ensure that neighbourhoods in Central and South Manchester retain a balanced population by maintaining a diverse housing stock, so that a range of facilities can be sustained".*

1.3 In order to meet this objective, it is stated that the provision of new purpose build student accommodation will need to satisfy the following criteria:

- Sites should be easily accessible to the University campus by walking, cycling and public transport.
- High density developments should be sited in locations where this is compatible with existing developments and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.
- Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans; and by closely integrating with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.
- Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the

surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.

- Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.

- Consideration should be given to provision and management of waste disposal facilities within the development at an early stage.

- The developer will be required to demonstrate that there is a need for additional student accommodation in terms of waiting lists for existing places.

1.4 This interim policy has been developed in accordance with Policy H1.3 of the City's Unitary Development Plan which states that *"the Council wishes to see further student accommodation provided, including some specifically designed for disabled students, on sites which are well related to Higher Education establishments. The Council will particularly welcome further student housing which is easily accessible from the Higher Education Precinct."*

1.5 The following section seeks to address and satisfy each of the above criteria, with a view to demonstrating that the proposed development is fully in accordance with Manchester City Council's latest approach to the delivery of purpose built student accomomodation in Manchester.

Assessment of Proposal

Sites should be easily accessible to the University campus by walking, cycling and public transport.

1.6 The proposal site benefits from excellent accessibility to both the University of Manchester and Manchester Metropolitan University campuses. Both campuses are within a suitable walking and cycling distance for most able bodied students (the site is approximately 1 mile from the main Higher Education Precinct). Furthermore, the site is situated just off the Oxford Road / Wilmslow Road corridor (one of the busiest and most comprehensive bus routes in Manchester) which means that it is ideally placed in terms of accessing the main university campus on Oxford Road by public transport.

High density developments should be sited in locations where this is compatible with existing developments and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.

Compatibility with Existing Developments

1.7 In light of the derelict and unkempt nature of the site, the proposal would serve to harness regeneration objectives for the local area and bring a redundant site back into effective use.

1.8 The surrounding area is largely typified by modern, high density, development. To this end, the broad principle of redeveloping the site for high density student accommodation is wholly compatible with existing uses in the surrounding area (which comprises a broad mix of uses including a public house, restaurant and supermarket with associated car park to the east, a vacant job centre and 5 storey student apartment blocks to the south and south east, a three to four storey block of student flats to the west and two storey terraced properties along Heald Grove).

Proximity To Existing Retail Facilities

1.9 The site is immediately adjacent to a small but well equipped local centre which means that it is in close walking distance to a full range of shops, services and other amenities. Retail facilities include a well established Tesco Express, Lidl supermarket and a Superdrug, as well as a small number of independent outlets including Worldwide Foods (specialist supermarket).

Car Parking

1.10 The proposed development will be accompanied by a maximum of 10 parking spaces plus 5 disabled spaces, for use by staff and essential users only.

1.11 As the accommodation is to be occupied by students only, it is considered that an appropriate car parking ratio has been provided. As highlighted above, the proposed development is within walking distance from the two universities and minutes from the busiest and most comprehensive bus network in Manchester.

1.12 The proposed development is therefore located in an extremely sustainable location whereby car ownership should not be encouraged or over-provided for. Indeed, there will be a stipulation in the management agreement that students will not be allowed to have cars, with the exception of disabled students.

1.13 To this end, the proposal is not expected to lead to an increase of on street car parking in the surrounding area.

Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans; and by closely integrating with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.

1.14 The proposed redevelopment of the site for student residential accommodation is expected to bring about the following benefits:

- the efficient use of a currently under-utilised and unattractive previously developed site;
- inward investment into the local economy with the creation of new employment opportunities through the construction and management phase of the asset throughout its lifecycle; and
- increased student spending in the local economy and spin off business, adding to the vitality of the adjacent Rusholme District Centre and supporting services for the benefit of the whole community.

Central Manchester Strategic Regeneration Framework

1.15 The proposal site is situated within an area covered by the Central Manchester Strategic Regeneration Framework and will assist in the realisation of a key focus of this document - the Southern Gateway.

1.16 It will feed into and contribute to the Southern Gateway which has been identified as key area for employment opportunities for existing residents as well as a means of attracting new economically mobile populations to live and work in the area through the expansion of the University and Hospital activity on the Oxford Road Corridor, combined with the potential relocation of the BBC.

Corridor Manchester Strategic Vision

1.17 The proposed development is ideally placed to contribute to the objectives of the Manchester Oxford Road Corridor Strategic Vision ('Corridor Manchester'), which stretches from the city centre in the north to Rusholme to the south and has long been recognised as a key element to the future growth of the City and wider region. The proposal will tap into, attract people to and add to the significant opportunities that exist along this key corridor through delivering high quality student accommodation in close proximity to a number of major institutions including the University of Manchester, Manchester Metropolitan University and the Central Manchester University Hospitals NHS Foundation Trust.

Rusholme and Moss Side Local Plan

1.18 The proposal will contribute to the objectives of the Rusholme and Moss Side Local Plan which identifies a need to bring into use a number of vacant sites along Moss Lane East which would benefit from redevelopment or environmental improvement (482-506 Moss Lane East is specifically identified as a Priority areas for regeneration including major development, repair / restructure of buildings and public realm improvements).

Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.

1.19 A Crime Impact Statement prepared by Greater Manchester Police (GMP) has been commissioned by the Applicant and accompanies the planning application submission. This states that the proposed development has been assessed against, and is consistent with, the principles of crime prevention through environmental design (CPTED), thus it will reduce the opportunities for crime and reducing the fear of crime within the vicinity. The proposed development has therefore, subject to a number recommendations, been endorsed by GMP.

1.20 The Crime Impact Statement also recommends measures to be incorporated into the scheme in order to design out crime. It is suggested by GMP that if these measures are successfully implemented, a Secure by Design accreditation will be achieved.

Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.

1.21 It is not considered that the proposed development will have any significant detrimental impact upon the surrounding area, rather it will bring into use an unkempt and under-utilised site which is currently detracting from the overall attractiveness of the surrounding locality.

Noise

1.22 As regards to noise, Sandy Brown Associates has been appointed by the Applicant to provide an environmental noise report to assist in the design of and accompany the planning application for the proposed development. This demonstrates that there would be no unacceptable effect on residential amenity in the surrounding area through increased noise.

Disturbance

1.23 It is not envisaged that the proposal will lead to an unacceptable effect on residential amenity through increased disturbance, however measures will be put in place to ensure this does not become an issue for the local community. For example, as part of a Management Strategy for the proposed development (which will need to be adhered to following first occupation of the proposed development), details will be provided on the occupant's tenancy agreement which, for example, would seek to control the behaviour of any students contravening the terms of their tenancy by way of a warning system, financial penalties and eviction for unreasonable behaviour.

Impact on Streetscene

1.24 In view of the mass and height of neighbouring uses, the proposed building is consistent and entirely satisfactory for this location. The building has been well informed by and is sympathetic to adjacent structures. It is located immediately to the north and north east of large, five storey student flats, a four-storey block of student apartments to the west and eight-storey apartment blocks just to the north east of the site. Where there are more sensitive properties such as the terraced houses on Heald Grove, the proposed building responds with set backs and a lower number of storeys.

Consideration should be given to provision and management of waste disposal facilities within the development at an early stage.

1.25 The planning application is accompanied by a Waste Management Strategy. As part of this, the Applicant has been required to demonstrate consideration of the provision and management of waste disposal facilities within the development, thereby satisfying this particular criteria.

The developer will be required to demonstrate that there is a need for additional student accommodation in terms of waiting lists for existing places.

1.26 Based on the supply and demand dynamics of the student accommodation market in Manchester, the Applicant is able to demonstrate a quantitative need for the proposal.

1.27 A recent strategy commissioned by Manchester City Council – the Manchester Student Strategy (May 2009) – provides the backdrop for this analysis and includes a useful indication as to the potential or forecast future changes that will impact upon student accommodation needs. This includes an interrogation of student numbers, takes into account Manchester Metropolitan University's plans to consolidate its academic activity and a review of the housing market.

1.28 The following conclusions are drawn:

- whilst student numbers are forecast to grow in the future, they are not expected to grow at the rates they have been growing in recent years;
- notwithstanding this, the Strategy does suggest that there is potential to accommodate additional purpose built student accommodation in the City over the next 5 years;
- initial modelling undertaken to inform the strategy suggests that in the order of a 10% - 20% increase in bed spaces (between 1,810 – 3,620 additional spaces) could be accommodated within the City;
- there is a need to provide a better accommodation offer for students in appropriate locations (including the Main University Area).

1.29 The above consideration of each of the individual criteria outlined within the Council's Interim Planning Policy has demonstrated that the proposal is wholly appropriate in terms of its location, design, impact on the surrounding area and indeed its contribution to existing local regeneration objectives.

1.30 To understand whether a quantitative need exists for the proposal, Drivers Jonas Deloitte has undertaken a review of pipeline schemes to understand whether there remains sufficient capacity to accommodate an additional 416 student beds, in addition to that which has been approved since the publication of the Manchester Student Strategy in May 2009.

1.31 We have utilised EGi Commercial Property Intelligence and Manchester City Council's Public Access facility for this review to search for planning applications within Manchester for student accommodation. These highlight that the following proposals for student residential accommodation have obtained planning consent or have been considered by Manchester City Council without resolution since May 2009:

Address	Details of Proposal	Planning Ref:	Approved
6-8 Albert Road Manchester M19 3PJ	Demolition of 2 terraced properties and erection of 3 storey building to form 19 student rooms, with associated garden area and cycle storage area.	089200/OO/2009/N2	Outline Consent 18/05/2009
The Arch Bar 20 Stretford Road Hulme Manchester M15 6HE	Erection of a part 4, part 5 storey building comprising 119 student bedrooms in 20 flats with associated disabled car parking spaces and landscaping	090348/FO/2009/S1	Minded to Approve subject to S106 11/02/2010

Address	Details of Proposal	Planning Ref:	Approved
Vacant Site Junction Of Plymouth Grove/Birch Lane Manchester M13 9PZ	Erection of part three, part four storey building to form 59 student bedrooms with outdoor amenity space, roof gardens associated landscaping, car parking for 5 vehicles and vehicular access from Plymouth Grove	090644/FO/2009/N2	Approved 18/11/2009
17 New Wakefield Street / 1 Great Marlborough Street Manchester M1 5NJ	Planning application submitted for the erection of student accommodation; 33 storeys of student accommodation (525 en suite study bedrooms) with ground floor /mezzanine retail unit /common room, entrance /reception and ancillary accommodation comprising post room, bin store, cycle store and plant rooms.	091920/FO/2009/C1	Application Pending

1.32 In total, there are 722 students beds in the pipeline (some 1,088 under the minimum number of additional beds envisaged by the Manchester Student Strategy). Based on this analysis alone, it can be concluded that there is sufficient capacity for an additional 416 student beds as part of this proposal for development.

Meeting Future Demand for Student Accommodation and Relieving Pressure Elsewhere – Qualitative Need

1.33 In addition to the above, it is considered that there is a qualitative need for the proposed development which can be characterised as follows:

- the proposal will help to ease pressure on HMO accommodation within the City and free up housing stocks in traditional residential areas of south Manchester such as Withington, Fallowfield, Didsbury, Wythenshawe and Chorlton which would otherwise be utilised by families;
- the proposal will provide a landmark purpose built development which meets the aspirations of the modern day student who is seeking well managed, secure and high specification accommodation in close proximity to their place of study;
- owing to the nature of the Applicant, the proposal is entirely deliverable - subject to planning approval, it will be ready for the 2011 academic year, meeting short term demand for student accommodation; and
- the proposal will make a positive contribution to the ongoing regeneration of the Moss Side and Rusholme District Centres, playing an important role in helping to support existing and emerging local services.

Conclusion

1.34 The proposed development is ideally placed to deliver an identified and increasing demand for purpose built student accommodation in Manchester. It can be concluded that:

- the proposal site is easily accessible to the University campus by walking, cycling and public transport;
- the proposal is compatible with existing developments and within walking distance to a full range of shops, services and other amenities;
- the proposal would not lead to an increase in on-street parking in the surrounding area and would include measures to prevent this from occurring;
- the proposal will contribute to providing a mix of uses and support the ongoing development of Rusholme District Centre;
- the proposal is in line with and will contribute to the objectives contained within the Central Manchester Strategic Regeneration Framework, the Corridor Manchester Strategic Vision and Rusholme and Moss Side Local Plan;
- the proposal will lead to the positive redevelopment of a presently unkempt and under-utilised brownfield site, helping to improve the attractiveness of the local area, to the benefit of the whole community;
- the proposed development has been assessed against, and is consistent with, the principles of crime prevention through environmental design (CPTED), thus it will reduce the opportunities for crime and reducing the fear of crime within the vicinity;
- consideration has been given to the design and layout of the proposal and siting of individual uses within the overall development in relation to adjacent neighbouring uses;
- there will be no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation;
- the provision and management of waste disposal facilities within the development has been considered from an early stage and will be delivered by way of a Waste Management Strategy; and
- there is a quantitative and qualitative need for additional student accommodation in this particular location.

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