

Manchester City Council

FAO: Lucy Harrison

4th July 2025

Town & Country Planning (Development Management Procedure) (England) Order 2015

Application Reference: 142888/FO/2025

Site: MANCHESTER METROPOLITAN UNIVERSITY, CAMBRIDGE HALLS, CAVENDISH STREET, MANCHESTER M15 6TT

Proposal: Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.

Sport England Reference: P A / 2 5 / N W / M C / 7 0 9 6 9

Thank you for consulting Sport England on the above application.

Sport England – Non-Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to a residential development of 300 dwellings or more.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect – To protect the right opportunities in the right places; Enhance – To enhance opportunities through better use of existing provision; Provide – To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of the application.

General planning guidance and advice can be found on our website:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

The Proposal and Assessment against Sport England's Objectives and the NPPF

Loss of sports facilities

If the proposal involves the loss of any sports facility, then full consideration should be given to whether the proposal meets Paragraph 104 of the National Planning Policy Framework (NPPF), is in accordance with local plan policies to protect sport and recreation facilities, and whether it meets any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

New sports facilities

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with design guidance notes produced by Sport England, or the relevant sport National Governing Body.

Design Guidance notes: <http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Meeting the needs of new housing

If the proposal involves the provision of additional **housing**, then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place. Our Sports Facility Calculator is a tool that can be used to estimate the additional demand for key community sports facilities from a new population and convert that demand into sport facility requirements with indicative costs. Guidance on how to use the tool is available on the link below.

Sports Facility Calculator: <https://www.activeplacespower.com/>

The proposal is to construct a Purpose Built Student Accommodation blocks located in the centre of Manchester and will result in a total of 2,302 student units. Sport England's Sports Facilities Calculator and Playing Pitch Calculator can help to provide an indication of the likely demand that will be generated by a development for each of the main pitch types. This should be informed by the conclusion of the needs assessment undertaken through the Manchester Playing Pitch and Outdoor Sports Strategy (Annual Monitoring Report Dec 2023)(PPOSS); a Built Facilities Strategy (June 2023)(BFS); and an Indoor Bowls Assessment (Nov 2023). The PPOSS and the BFS should be used to identify the demand and indicative cost as a starting point and the applicant should liaise with the Council's Sports Development Team and relevant NGB's to determine the most appropriate way of meeting the additional demand resulting from the proposal.

Other relevant guidance, tools and contacts

Active Design

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how new development, especially new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Sport England encourages the applicant to discuss the scheme with GM Moving who would be happy to advise you further in these matters.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

If you would like any further information or advice, please contact planning.north@sportengland.org

Yours sincerely

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