

Health Impact Assessment

Cambridge Halls, Manchester Metropolitan
University

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1. Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared by Turley Economics on behalf of Unite Students and Manchester Metropolitan University ('the Applicant') in support of the submission of a full planning application to Manchester City Council (MCC) to redevelop the residential campus at All Saints Cambridge Halls ('the Site') for replacement and additional Purpose Built Student Accommodation ('PBSA'), with associated public and private amenity space and flexible commercial uses at ground floor level.
- 1.2 The proposal will provide up to 2,302 student bedrooms with private internal and external amenity spaces and associated services and up to 1,277 sqm of commercial and community uses that support the functioning of the Site as a student accommodation campus and also benefit the wider community.

Introduction to Health Impact Assessments

- 1.3 The aim of a HIA is to describe the potential consequences, both positive and negative, for health and well-being resulting from the construction and operation of a Proposed Development. It involves a multi-disciplinary approach, combining qualitative and quantitative evidence from a range of technical experts.
- 1.4 The World Health Organisation (WHO) defines HIA as follows:
- "A means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques"*¹
- 1.5 The broad purpose of an HIA is to understand the health and well-being of the local population and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes.
- 1.6 As such, as a means of promoting sustainable development, Policy JP-P6 ('Health') of the Greater Manchester Combined Authority's (GMCA) adopted Places for Everyone (PfE) Joint Development Plan Documents states that, to help tackle health inequality, new development will be required to *"be supported by a HIA for all developments which due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing"*².

The Existing Site and the Proposed Development

Existing Site

- 1.7 The Application Site is located south of Manchester City centre and the A57 'Mancunian Way'. It covers approximately 0.82 hectares. To the east of the Site is the

¹ World Health Organisation (WHO): 'Environment, Climate Change and Health' [Online]. Available at: <http://www.who.int/hia/en/>

² Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan Document 2022 to 2039

All Saints MMU Campus and Oxford Road corridor. To the west of the Site is the residential community of Hulme.

- 1.8 The Site is on the location of the current Cambridge Halls student residents and within the MMU Campus. It forms an integral part of the developing Campus masterplan.
- 1.9 The existing Cambridge Halls campus accommodates 771 university-owned and managed bedrooms with a variety of ancillary facilities.
- 1.10 The age of Cambridge Halls means that it cannot provide the highest-quality student experience, and does not comply with modern energy performance.

The Proposed Development

- 1.11 The description of development for which full planning permission is sought is as follows:
- 1.12 *“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 or F2). Hard and soft landscaping and associated highway works.”*
- 1.13 The Proposed Development involves a comprehensive redevelopment of the Site to deliver high-quality, sustainable accommodation that meets the University’s needs and supports students for many years. It will replace outdated accommodation that is no longer suitable, fails to meet the University’s standards for quality and sustainability and does not provide a residential environment that fosters student wellbeing.
- 1.14 A HIA is therefore a relevant exercise, particularly given that the scheme’s delivery of new student housing alongside a range of commercial and amenity uses and new public realm is likely to have an impact on local health outcomes and provision of services.

Overview of Approach

- 1.15 HIA is a multi-disciplinary assessment which aims to identify health priorities in the local area and conclude on the likely impacts of the Proposed Development. The following stages are carried out as part of the assessment:

Figure 1.1: HIA methodology



Source: Turley Economics, 2025

- 1.16 A variety of resources and guidance has been published by the Department for Health & Social Care, the WHO and the NHS Healthy Urban Development Unit (HUDU) in

relation to undertaking HIAs. It is considered that the HUDU's Rapid Health Impact Assessment Tool³ is an appropriate means of structuring the assessment.

- 1.17 This HIA draws on publicly-available data published by organisations such as NHS Digital and the UK Government's Office for Health Improvements and Disparities (OHID), alongside evidence from other technical reports carried out as part of the planning application submission, which referenced as such throughout this report, such as the Design & Access Statement, Planning Statement, Sustainability Statement and Transport Assessment.

Structure of the HIA

- 1.18 The remainder of this HIA is structured as follows:

- **Chapter 2 Health Policy and Strategy Context** - Summary of the relevant health and well-being policies and legislation at national and local levels;
- **Chapter 3 Local Public Health Profile** - Presentation of a summary profile of public health of the local population living in Manchester and wider region as a whole;
- **Chapter 4 Health Impact Assessment** - Assessment of the impacts using the NHS HUDU Rapid HIA Tool⁴;
- **Chapter 5 Discussion of Findings** - Conclusions of the assessment and potential mitigation measures that can be employed to reduce any potential negative impacts.

³ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

⁴ Ibid.

2. Health Policy and Strategy Context

National Planning and Health Policy

Planning for health is a priority in national planning policy

- 2.1 On 12 December 2024, the new Labour Government (elected on 4 July 2024) published the new National Planning Policy Framework (NPPF) which sets out the Government's planning policies for England and how these should be applied. The NPPF provides a framework for a planning system centred around sustainable development, including the provision of homes, commercial development and supporting infrastructure.
- 2.2 The NPPF continues to set a social objective *"to support strong, vibrant and healthy communities, by ensuring that a number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."*⁵
- 2.3 The NPPF sets that planning policies and decisions should:
- "Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community"*⁶
- 2.4 A core planning principle of the NPPF focuses on the promoting healthy and safe communities, stating that plan-making and decision-taking should aim to:
- a) *"Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and*
 - c) *Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and*

⁵ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 8(b)

⁶ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 98(b)

accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”⁷

- 2.5 The NPPF is supplemented by the web-based Planning Practice Guidance (PPG). The ‘Healthy and Safe Communities’ section of the PPG highlights that decision making in planning should consider health:

“Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)”⁸.

- 2.6 The PPG identifies that *“a health impact assessment is a useful tool to use where there are expected to be significant impacts”⁹*. The increasing use of HIAs mirrors changes across the planning profession; organisations such as the Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) are undertaking research on topics such as ‘healthy weight environments’¹⁰ and ‘housing for dementia’¹¹.

The Office for Health Improvement and Disparities aims to reduce health inequalities

- 2.7 Public Health England (PHE) was established in 2013, and in 2021 transitioned into the Office for Health Improvement and Disparities (OHID). OHID serves as an executive agency within the Department of Health and Social Care (DHSC), with an overall aim to improve the nation’s health so that everyone can expect to live more of life in good health, levelling up health disparities to break the link between background and prospects for a healthy life. The body supports the delivery of national and regional priorities for prevention and health inequalities and ensuring a joined-up approach to public health, publishing data, guidance and strategies related to a wide range of health determinants. OHID’s priorities include:

- Identify and address health disparities, focusing on those groups and areas where health inequalities have greatest effect;
- Take action on the biggest preventable risk factors for ill health and premature death including tobacco, obesity and harmful use of alcohol and drugs;
- Work with the NHS and local government to improve access to the services which detect and act on health risks and conditions, as early as possible;
- Develop strong partnerships across government, communities, industry and employers, to act on the wider factors that contribute to people’s health, such as work, housing and education; and

⁷ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 96(a, b, c)

⁸ Ministry of Housing, Communities and Local Government (2018-2021) and Department for Levelling Up, Housing and Communities (2019) Planning Practice Guidance: Healthy and Safe Communities, para 001 (Reference ID:53-001-20190722)

⁹ Ibid, para 005 (Reference ID:53-005-20190722)

¹⁰ Ross & Chang (2014) Planning Healthy Weight Environments: A TCPA ‘Reuniting Health with Planning’ Project

¹¹ RTPI (2017) Dementia and Town Planning

- Drive innovation in health improvement, harnessing the best of technology, analytics, and innovations in policy and delivery, to help deliver change where it is needed most.

Greater Manchester and Health Policy

Places for Everyone Joint Development Plan 2022-2039

- 2.8 Greater Manchester's PfE Joint Development Plan¹² recognises that good health is one of the key determinants of quality of life, as well as having a significant impact on the ability of people across the region to maximise their opportunities and to make a positive economic contribution.
- 2.9 PfE acknowledges the existence of considerable inequalities of health outcomes within Greater Manchester, with average life expectancy in the least deprived areas being more than a decade longer than in the most deprived areas.
- 2.10 Policy JP-P6 ('Health') states that, to help tackle health inequality, new development will be required to:

*"Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing"*¹³.

Improving Health and Care in Greater Manchester 2023-2028

- 2.11 Greater Manchester Integrated Care Partnership (GMICP) brings together the city region's health and social care partners, as well as wider public sector and community organisations, to improve the health and wellbeing of Greater Manchester's population.
- 2.12 GMICP's 'Improving Health and Care 2023-2028 Strategy'¹⁴ focuses on the contribution of health and care to enabling all residents to live a good life through improved wellbeing. GMICP's proposed vision is for the region to be a place where *"everyone can live a good life, growing up, getting on and growing old in a greener, fairer more prosperous city-region"*¹⁵.
- 2.13 The Strategy identifies significant disparities existing between and within Greater Manchester's ten localities, with further disparities existing between communities according to race, ethnicity, gender, disabilities, poverty, social exclusion, sexuality and age.
- 2.14 Accordingly, the Strategy proposes the 'Greater Manchester Model for Health', aiming to pursue a 'health in all policies' approach to maximise the influences on the social determinants of health. Key aspects of the Model for Health include:

¹² Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan 2022 - 2039

¹³ Ibid, page 202.

¹⁴ Greater Manchester Integrated Care Partnership (2023) Improving health and care in Greater Manchester 2023-2028

¹⁵ Ibid.

- **An inclusive economy** - where the contribution of public services is maximised through the Greater Manchester social value framework, including the contribution to the local economy in relation to employment, procurement, building and land use, and environmental impact.
- **Skills, education and good work** - focussing on good work through the spread of the Greater Manchester Good Employment Charter, improving pay and supporting wellbeing in work.
- **Healthy places** – developing neighbourhoods with cleaner air and access to green spaces where communities can come together, connect and support each other, enjoying their local environment and benefiting their physical and emotional health.

Greater Manchester Combined Authority provides a strategy for a greener, fairer and more prosperous city-region

- 2.15 The Greater Manchester Strategy (GMS)¹⁶ covers the period 2021-2031 and sets out the vision of a city-region where everyone can live a good life, growing up, getting on and growing old.
- 2.16 The strategy acknowledges that the COVID-19 pandemic exacerbated longstanding inequalities, as well as highlighting new ones including access to good jobs, transport, health and housing.
- 2.17 The GMS focuses on improved wellbeing for the people, with better homes, jobs and transport. The strategy describes how work to make Greater Manchester a great place to visit, invest and study, with thriving businesses which are UK and world leading, in sectors including low carbon and digital, will continue. The GMS is designed to ensure that activity supports the achievement of a greener, fairer and more prosperous Greater Manchester, in a way which is inclusive, innovative and forward thinking, building on the pioneering and progressive culture which underpins Greater Manchester. It also shows how Greater Manchester can be held to account, with a delivery plan showing the collective actions being taken, and a performance framework to demonstrate progress.
- 2.18 The strategy focuses on three shared outcomes including:
- **The wellbeing of people:** A clear focus of the strategy is to support people to have good lives, with better health; better jobs; better homes; culture and leisure opportunities; and better transport.
 - **Vibrant and successful enterprise:** The strategy sets the vision of a greater Manchester where diverse businesses can thrive, and people from all communities are supported to realise their potential. The strategy emphasises the importance of business growth and development and recognises that looking after people and planet is good for productivity and profitability

¹⁶ Greater Manchester Combined Authority (2024) Greater Manchester Strategy 2021-2031 good lives for all

- **Greater Manchester as a leading city-region in the UK and globally:** The city-region will seek capitalise on its economic, social and environmental strengths to tackle the challenges of climate change and inequalities. The strategy seeks to promote Greater Manchester as a world leading low carbon and digital city region.

Greater Manchester Sustainability Strategy 2022-2026

- 2.19 The Greater Manchester Sustainability Strategy is intended to “*place a focus on immediate carbon reduction considering the significant sources of direct carbon emission whilst also acknowledging the need to go further and tackle carbon emissions that occur within the value chain*”¹⁷.
- 2.20 By acknowledging the impacts of climate change globally but also in the communities within Greater Manchester, the strategy recognises the severe risks to public safety, buildings and infrastructure that climate related events pose and rises the negative effects on the health of the residents, often disproportionately impacting the more vulnerable members of the community.
- 2.21 The Strategy sets out Greater Manchester’s approach to ‘becoming an organisation that leads the way in delivering its own ambition for Greater Manchester’s environment’ and revolves around five priorities to focus on over the next five years. These are: Rapidly reduce the carbon footprint; Protect & Restore the environment; Use the resources efficiently & responsively; Adapt to a changing climate and Be sustainability leaders.

Local Planning and Health Policy

Manchester’s Core Strategy aims to ensure residents experience a high quality of life, living within attractive and well-designed sustainable neighbourhoods

- 2.22 Manchester's Core Strategy¹⁸, adopted in July 2012, serves as the cornerstone of the city's Local Development Framework, outlining the city's development priorities through to 2027. The strategy's vision is to establish Manchester as a “*city with an increased and sustainable healthy population*”, where the community both benefits from and drives the city's rising productivity.
- 2.23 A key spatial objective of the Core Strategy is to “*provide a network of distinctive, attractive, and high-quality centres*”, strengthening local identity, providing essential services close to homes, and ensuring local access to healthy food. The strategy also emphasizes the importance of achieving high standards of design in all development proposals, which will promote healthy, low-carbon lifestyles, enhance well-being, and support sustainable and inclusive growth within the city.
- 2.24 The Manchester Core Strategy highlights the significant role planning plays in improving public health. It outlines the need to provide access to a healthier environment through high-quality development, the protection of open spaces, and increasing their accessibility. Specifically, the strategy identifies that the health of

¹⁷ Greater Manchester Combined Authority (2022) Sustainability Strategy 2022-2026.

¹⁸ Manchester City Council (2012) Manchester’s Local Development Framework: Core Strategy Development Plan Document.

Manchester's residents is among the worst in the country, acknowledging the need to address health inequalities and promote healthier lifestyles. To achieve the vision outlined in the Sustainable Community Strategy, MCC is committed to reducing health disparities, increasing life expectancy, and improving the overall quality of life. This will be achieved through measures such as:

- Improving air quality and reducing noise pollution;
- Ensuring the provision of good quality, well-designed housing;
- Developing attractive and high-quality centres; and
- Promoting safe residential environments and addressing concerns related to crime

2.25 These actions are designed to address the city's health challenges and promote a healthier, more sustainable urban environment.

Making Manchester Fairer sets out how the Council will work together to tackle health inequalities in Manchester.

2.26 Making Manchester Fairer 2022-2027¹⁹ is the high-level plan for reducing health inequalities and improving health and wellbeing in Manchester. It calls for a cross-sector collaboration and engagement with communities to improve the lives of residents by reducing health inequality.

2.27 Health and care services play a crucial role in maintaining well-being and providing support when individuals need treatment or assistance with illnesses. However, social circumstances—the conditions in which people are born, grow, live, work, and age—have a much larger impact on health. Factors such as income, the quality of education, employment, housing, social relationships, community support, the environment, and transportation all influence health. These conditions, known as the social determinants of health, are not distributed evenly across the city. They affect access to opportunities for good health and contribute to disparities, where some individuals are more likely to be healthy than others due to factors that are preventable but often beyond their control.

2.28 Accordingly, the plan recognises eight overarching themes that are frequently highlighted as having an effect on health and wellbeing, including:

- Work and employment;
- Homes and housing;
- Places, transport and climate change; and
- Communities and power;

¹⁹ Manchester City Council (2022) Making Manchester Fairer: Tackling Health inequalities in Manchester 2022-2027

2.29 Consequently, the plan sets out what the council's aims to achieve over the next five years in relation to the overarching themes, as follows:

- Cutting unemployment and creating good jobs;
- Improving housing and creating safe, warm and affordable homes;
- Improving the environment and surroundings in the areas where people live, transport, and tackling climate change; and
- Strengthening community power and social connections.

Summary

2.30 Planning for healthy communities is a priority for national and local government, and it is recognised that a high-quality built environment can play a crucial role in promoting sustainable communities. From reference to HIAs and building healthy communities in the NPPF, to the work of county and local councils and other bodies to tackle inequalities, health is becoming an increasingly mainstream consideration within the planning and economic development process.

2.31 Health inequalities within Manchester itself reflect wider socio-economic inequalities within the council and wider Greater Manchester area, highlighting the need to prioritise health and wellbeing when planning new development.

2.32 It is recognised that a high-quality built environment can play a crucial role in fostering health and wellbeing and promoting sustainable communities, and the public health benefits arising from new development can be maximised through applying recommendations arising from a HIA.

3. Local Public Health Profile

- 3.1 The following health profile of the local and wider population considers general and wider determinants of health.
- 3.2 The baseline has been tailored to understand the impacts of the Proposed Development and outlines the current characteristics of Manchester and wider North West region in comparison to national benchmarks.

General Health and Wider Determinants of Health

- 3.3 OHID's Public Health Outcomes Framework²⁰ highlights that health outcomes in Manchester show a degree of variation from those recorded in comparison with the Greater Manchester and nationally. Key issues highlighted included:
- **Life expectancy in Manchester is lower than in Greater Manchester and the national average**, with life expectancy for men and women in the authority being 75.2 and 79.9 years respectively, in comparison with 79.3 and 83.2 years in Greater Manchester, and 79.3 and 83.2 years nationally.
 - **Childhood obesity rates are higher in Manchester than in Greater Manchester and nationally**; c. 27% of Year 6 children in Manchester are obese, with this being higher than the 24% recorded in Greater Manchester and 22% nationally.
 - **The proportion of adults who are overweight is however slightly lower in Manchester than in Greater Manchester, and broadly in line with the national average** with c. 63% of adults in the council being classified as overweight or obese, in comparison with 66% in Greater Manchester and 64% nationally.
 - **The proportion of adults that are physically active in Manchester is broadly in line with the Greater Manchester average, albeit lower than the national average**, with 65% of adults in the council doing more than 30 minutes exercise per week in comparison with 64% in Greater Manchester and 67% nationally.
 - **Manchester has a notably higher proportion of children in relative low-income families²¹ in comparison to Greater Manchester and England as a whole**, with 40% of children in the authority living in low-income families, in comparison with 30% in Greater Manchester and 20% nationally.
 - **The percentage of people in employment Manchester is lower than recorded across the two wider spatial comparators**. Over the last full calendar year, an average of 66% of the working-age population of Manchester were recorded as economically active and in employment, which is lower than the same rates across Greater Manchester (71%) and England as a whole (73%)²².

²⁰ Office for Health Improvement and Disparities (2024) Public Health Outcomes Framework: Manchester

²¹ This refers to people living in households with income below 60% of median income in a base year.

²² ONS via Nomis (2025) Annual Population Survey: January 2024 – December 2024

- 3.4 The 2021 Census²³ also provided an insight into health of the population, asking respondents to self-assess their general health. A broadly similar proportion of residents self-scored their health as ‘good’ or ‘very good’ across Manchester, Greater Manchester and England as a whole (82%, 81% and 82% in both areas respectively). Accordingly, the proportion scoring their health as ‘bad’ or ‘very bad’ was also broadly similar in Manchester and Greater Manchester (both 6%) and in England as a whole (5%)²⁴.

Deprivation

- 3.5 The Indices of Deprivation (IoD)²⁵ is a measure of relative deprivation across different ‘small areas’ (defined as ‘Lower Super Output Areas’, LSOAs)²⁶ in England. The 2019 edition of the IoD is based on 39 separate indicators, organised across seven distinct ‘domains’ of deprivation²⁷, which are combined and weighted to calculate the Index of Multiple Deprivation (IMD). The IMD ranks every statistically-defined small area nationally, from 1 (the most deprived) to 32,844 (least deprived). It also ranks each local authority area nationally, from 1 (the most deprived) to 317 (least deprived).
- 3.6 When considered on the basis of average rank of multiple deprivation, the 2019 IMD reported that Manchester ranks 2nd out of 317 local authorities nationally, indicating that deprivation is particularly pronounced in many areas of the city. In Manchester, it is identified that the domains driving deprivation include ‘Income’, ‘Health and Disability’ and ‘Crime’, all indicators in which Manchester ranks within the 10% most-deprived local authorities in England. There are additionally three domains including ‘Living Environment’, ‘Barriers to housing and services’ and ‘Employment’ in which Manchester ranks within the 20% most deprived nationally.

Cost-of-Living Crisis

- 3.7 It has been widely documented that the health and wellbeing of individuals has been adversely affected by the recent cost of living crisis, with poverty being perhaps the most significant determinant of health. OHID data highlights that this is already a key issue in Manchester; at 40%, the proportion of children in relative low-income families²⁸ is notably higher than the regional and national rates (respectively 30% in Greater Manchester and 20% in England as a whole)²⁹.
- 3.8 The ongoing cost-of-living crisis and inflationary pressures on everyday essentials has resulted in notable increases in the number of households in housing, food and energy poverty nationwide.
- 3.9 Food poverty can be defined as the inability to obtain healthy affordable food, and access to healthy food (both in financial and locational terms) to a large extent reflects wider deprivation indicators.

²³ ONS via Nomis (2025) Census 2021

²⁴ Note that the remainder of residents self-scored their health as ‘fair’.

²⁵ Ministry of Housing, Communities and Local Government (2019) English Indices of Deprivation 2019

²⁶ ‘Lower Super Output Areas’ (LSOAs) are statistically-defined small areas (or neighbourhoods), designed to be of a similar population size for the reporting of data, with an average of c. 1,500 residents.

²⁷ The seven domains of deprivation are: Income; Employment; Health & Disability; Education, Skills & Training; Crime; Barriers to Housing and Services; Living Environment.

²⁸ Defined as a household with income below 60% of median household income.

²⁹ Office for Health Improvement and Disparities (2025) Public Health Outcomes Framework: Manchester.

3.10 Research³⁰ by the Food Foundation shows that:

- As of January 2024, 15% of UK households were living in food insecurity, rising to 20% of households with children.
- At 45%, a far higher proportion of households in receipt of Universal Credit reported experiencing food insecurity, in comparison with 12% of households not in receipt. It should, however, also be noted that 15% of workers reported experiencing food insecurity, the rate increasing to 19% of people working part-time.
- Diet quality is negatively affected by food insecurity; food insecure households are more likely to cut back on purchasing healthy foods such as fruit, vegetables, fish, dairy and eggs.
- Previous research³¹ by the Foundation also showed a significant increase in food insecurity as a result of the growing cost of living, with the number of food insecure households with children rising 50% between April 2022 of January 2023.

3.11 Further, 2024 ONS research reports that 62% of adults in Great Britain were spending less on essentials as a result of increases in the cost of living³². Indeed, whilst average earnings increased by 5.6% between December 2024 and February 2025, the growth in 'real wages' (i.e. adjusted for inflation) during the same period was markedly lower, at 1.9%³³.

3.12 Survey research³⁴ published by the Russell Group Students Union³⁵ demonstrates these economic challenges extend to today's students, highlighting that

- 1 in 4 students regularly go without food and other necessities because they cannot afford them, rising to over 3 in 10 for students from the most socio-economically disadvantaged backgrounds;
- Students are living on average just £2 per week over the destitution line in the UK;
- 17% of respondents are in paid employment and working more than 30 hours a week alongside their studies;

³⁰ Food Foundation (2024) 'Food Insecurity Tracking' [Online]. Available at:

<https://foodfoundation.org.uk/initiatives/food-insecurity-tracking#tabs/Round-14>

³¹ Food Foundation (2023) 'From purse to plate: implications of the cost-of-living crisis on health' [Online]. Available at: https://foodfoundation.org.uk/sites/default/files/2023-03/TFF_Cost%20of%20living%20briefing.pdf

³² ONS (2024) 'Cost of living insights: Spending' [Online]. Available at:

<https://www.ons.gov.uk/economy/inflationandpriceindices/articles/costoflivinginsights/spending>

³³ ONS (2025) 'Average weekly earnings in Great Britain: March 2025' [Online]. Available at:

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/averageweeklyearningsingreatbritain/april2025>

³⁴ Russell Group (2023) 'Students facing poverty as cost-of-living crisis hits studies, new research shows' [Online].

Available at: <https://russellgroup.ac.uk/news/students-facing-poverty-as-cost-of-living-crisis-hits-studies-new-research-shows/>

³⁵ The Russell Group is an association of 24 UK universities (of which UoM is a member).

- Many students have difficulties concentrating due to poor nourishment and financial stress, and others are skipping on-campus lectures because they cannot afford travel costs;
- Over half (54%) of students report their academic performance has suffered and 18% have considering dropping out due to financial pressures;
- Overall, the burden of the cost-of-living crisis is felt most strongly by students from marginalised and disadvantaged backgrounds, with students who are estranged or care-experienced, those with caring responsibilities, disabled students and part-time students the most likely to report that they have considered leaving university.

Student Housing and Health

- 3.13 Further to meeting market demand, a person's ability or otherwise to access housing which is of good quality and which meets their needs can have a significant impact on their physical and mental health. As outlined by the Marmot Review into Health Equity in England³⁶, housing is a key social determinant of health and to improve physical health and mental wellbeing and tackle health inequalities in communities across England, everyone must have access to a warm, dry, safe, affordable home which meets their needs.
- 3.14 As outlined by OHID guidance³⁷, there are risks to an individual's health associated with living in:
- A cold, damp, or otherwise hazardous home (an unhealthy home);
 - A home that does not meet the household's needs due to risks such as being overcrowded or inaccessible to a disabled or older person (an unsuitable home); and/or
 - A home that does not provide a sense of safety and security including precarious living circumstances and/or homelessness (an unstable home).
- 3.15 Poor housing conditions are known to be associated with physical illnesses, including eczema, hypothermia and heart disease, with respiratory health also having been shown to be particularly affected. Poor physical conditions can also negatively impact on mental health, due to the stress caused by living in insecure, overcrowded, cold, polluted or damp conditions.³⁸ Research commissioned by Shelter³⁹ reported 20% of adults who were surveyed stated that a housing issue had negatively impacted upon their mental health in the last 5 years. As such, 'Housing Quality and Design' is identified as a key determinant of health by the NHS Healthy Urban Development Unit (HUDU)⁴⁰.

³⁶ The Health Foundation (2020) Health Equity in England: The Marmot Review 10 Years On

³⁷ Office for Health Improvements and Disparities (2017) Guidance: Improving health through the home

³⁸ Shelter (2013) People living in bad housing – numbers and health impacts

³⁹ Shelter (2017) The Impact of Housing Problems on Mental Health

⁴⁰ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Toolkit (4th Edition)

3.16 The above is also significant in the context of student housing, given that 2023 research⁴¹ investigating the experiences of students in the private rented sector indicated that:

- 54% have experienced damp or mould on walls or ceilings in their current accommodation;
- 57% have experienced condensation in their current accommodation;
- 49% say their accommodation is poorly insulated / draughty;
- 70% say they limit the length of time they have their heating on to save money on energy bills;
- 12% have been unable to pay their energy bills at the final reminder;
- 59% say they have felt uncomfortably cold in their current accommodation; and
- 48% who say they've felt uncomfortably cold say it makes them feel anxious or depressed.

Primary Healthcare Infrastructure

Primary Healthcare Demand Generated by the Proposed Development

3.17 The new PBSA bedspaces at the Proposed Development will generate new residential demand for primary healthcare infrastructure, such as GP and dental surgeries. Once completed and fully occupied, the Proposed Scheme could accommodate a total of 2,302 students, an uplift of 1,531 students in comparison to the 771 that can currently be accommodated in the current provision.

3.18 As outlined within HUDU guidance⁴², the Royal College of GPs recommend a ratio of one (assumed full-time equivalent, FTE) GP per 1,800 registered patients.

3.19 Therefore, it is estimated that the Proposed Development's uplift of c. 1,530 residents could generated demand equivalent to under one (0.85) FTE GPs.

Local GP Surgery Provision

3.20 NHS Greater Manchester ICP commissions healthcare services in the area local to the Site. Integrated Care Partnerships bring NHS services together locally to improve population health and establish shared strategic priorities. Services provided by an ICP include the following:

- GP services
- Pharmacies
- Community health services

⁴¹ Students Organising for Sustainability (2023) 'Homes Fit for Study' [Online]. Available at: <https://www.sos-uk.org/research/homes-fit-for-study>

⁴² Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

- Mental health services
- Adult social care
- Voluntary organisations

- 3.21 GP surgeries are grouped into Primary Care Networks (PCNs) serving populations of between 30,000 and 50,000 registered patients, enabling greater provision of coordinated and integrated health and social care. PCNs therefore by necessity span larger geographies to meet the needs of communities.
- 3.22 Given its location in central Manchester, there are a number of primary healthcare facilities accessible from the Site. A total of seven GP surgeries are identified as being located within a one-mile travel distance of the Proposed Development, including the three practices integrating the Hulme and City Centre South PCN⁴³.
- 3.23 Data published by NHS Digital⁴⁴ provides information on the healthcare workforce, the number of patients on roll and subsequently available capacity at relevant local GP facilities.
- 3.24 **Table 3.1** presents the seven GP surgeries local to the Proposed Development (within one-mile walking distance) and the current number of FTE GPs working and patients registered at each surgery (based on data published by NHS Digital)⁴⁵. This enables a comparison of patient demand against available supply of GPs, based on the guidance regarding patients per GP outlined above (1 FTE GP per 1,800 patients).

Table 3.1: GP Surgeries in the Locality of the Proposed Development

GP Surgery Name	Walking Distance (miles)	FTE GPs	Patients	Patients per FTE GP	Indicative Total Capacity	Indicative Spare Capacity
Cornbrook Medical Practice	0.2	7.0	17,951	2,579	12,528	0 (-5,423)
The Arch Medical Practice	0.5	11.9	23,331	1,957	21,456	0 (-1,875)
Vallance Medical	0.8	2.2	14,889	6,727	3,984	0 (-10,905)
Brunswick Medical Practice	0.8	3.1	7,902	2,577	5,520	0 (-2,382)
Ardwick Medical Practice	0.8	4.1	6,334	1,542	7,392	1,058

⁴³Hulme and City Centre South PCN incorporates three surgery sites: Cornbrook Medical Practice, The Arch Medical Practice, The Doc's Surgery

⁴⁴ NHS Digital (2025) General Practice Workforce: March 2025

⁴⁵ Ibid.

Manchester Integrative Medical Practice	0.9	10.7	13,673	1,275	19,310	5,637
The Doc's Surgery	10.9	7.6	13,717	1,808	13,656	0 (-61)

Source: NHS Digital (2025)

- 3.25 Whilst most of the GP practices appear to be operating over their recommended capacity (to varying degrees), data indicates that several surgeries *do* currently have capacity to accommodate new patients, and therefore meet the demand generated by the Proposed Development.
- 3.26 Ardwick Medical Practice and Manchester Integrative Medical Practice, located 0.8 and 0.9 walking miles from the Site respectively, appear to be operating at an aggregate c. 6,695 patients under their indicative capacity, with data suggesting an aggregate ratio of 1,349 patients per FTE GP across these surgeries, and therefore lower than the HUDU's recommended benchmark of 1,800 patients per GP. Furthermore, as stated in the NHS's 'Find a GP' online tool, all of the GP surgeries listed above are currently accepting new patients.
- 3.27 It should also be emphasised that the underlying assumption that the Proposed Development could result in an additional c. 1,530 students being registered at local GP surgeries is very much a 'worst-case' scenario; students will reside in PBSA at the Site for a defined and limited period of time (i.e. one or several academic years) and therefore a significant proportion could choose to remain registered at the GP surgery at which they were registered prior to moving to the Proposed Development (including potentially at their out-of-term-time address), rather than register at a new practice for a relatively short period of time.
- 3.28 Overall, data indicates that there is spare capacity at some local facilities to accommodate new registrations from the uplift in demand generated by the Proposed Development, which is likely to be relatively minor (as an absolute worst-case, equivalent to under one – 0.85 – GPs).
- 3.29 Therefore, it is considered that the demand generated by the Proposed Development for healthcare facilities is likely to be able to be accommodated within existing provision.

Local Dental Surgery Provision

- 3.30 There is no official NHS or Government guidance on the appropriate ratio between dentists and patients, for the purposes of assessing available capacity. In the absence of such guidance, demand for dental facilities has therefore been calculated using a benchmark of 1 dentist per 2,500 patients. This ratio has been identified by a number of previous studies of dental facility provision in other geographies⁴⁶ and has been applied here in the absence of recommended guidance.

⁴⁶ Swindon Borough Council (2008) Swindon Small Scale Urban Extensions Study, p. 109; AECOM (2010), Lowestoft Lake Lothing and Outer Harbour AAP, Social Infrastructure Assessment

- 3.31 Based on an estimated uplift in the local population of c. 1,530 people once complete and all homes are occupied, it is estimated that the Proposed Development will generate demand for 0.61 FTE dentists. As with GP facilities, this is a worst-case scenario, and does not account for the fact that residents could choose to remain registered at their existing surgery, which may not be local to the Site.
- 3.32 Using the NHS's 'Find a Dentist' online tool there are currently nine dentist surgeries within a one-mile travel distance of the Site. These surgeries are identified at **Table 3.2**.
- 3.33 It is not possible to quantitatively analyse provision and capacity of services in terms of dentists and patient numbers (as data is not publicly available). Most local dental surgeries appear to provide services at NHS rates to existing patients, as well as at private rates, and all but one are accepting new private patients. It is also understood that six are currently accepting new adult patients at NHS rates.
- 3.34 Research from each of these surgeries websites indicates that at least 4 dental surgeries are present within a one-mile walking distance of the Proposed Development.

Table 3.2: Dental practices local to the Proposed Development

	Walking Distance from site (miles)	Accepting new patients?		Number of dentists
		NHS	Private	
The Vallance Dental Care	0.9	✓	✓	7
207 Dental Care	1.0	Only by referral	✓	6
Parsonage Dental Practice	1.0	✓	✓	<i>unknown</i>
City Centre Dentists	1.1	✓	✓	5
Total	-	-	-	18+

Source: NHS Digital (2025)

- 3.35 Overall, analysis indicates that a level of choice will be available for future residents should they seek to register privately with a new dental practice in the area.

Summary

- 3.36 In summary, key health-related findings from the above baseline assessment indicate that the general health of the Manchester population is relatively poor in comparison to the regional and national average, indicating that there is a strong imperative to promote development which will support health and wellbeing improvements.
- 3.37 Analysis suggests that supply of primary healthcare facilities in the locality will be able to meet the uplift patient demand generated by the Proposed Development, noting that students will reside in PBSA at the Site for a defined and limited period of time (i.e. one or several academic years) and therefore a significant proportion could choose to remain registered at the GP surgery at which they were registered prior to moving to

the Site (including potentially at their out-of-term-time address), rather than register at a new GP or dental practice for a relatively short period of time.

- 3.38 Overall, the baseline indicates that there is a strong local imperative to continue to improve health and wellbeing outcomes locally, which could be maximised through implementing recommended mitigation and enhancement measures to be identified within a HIA.

4. Health Impact Assessment

- 4.1 The assessment uses the *HUDU Rapid Health Impact Assessment Matrix* as outlined in the *Rapid Health Impact Assessment Tool*⁴⁷. The tool enables a quick assessment of the impacts of a development plan or proposal according to eleven topics or broad determinants. It is then used to provide recommendations to address negative impacts and maximise benefits. It is made clear in the assessment whether the impact and mitigation relate to the construction or operational phase of the development.

Name of assessor / organisation: Turley Economics

Name of project (plan or proposal): Cambridge Halls, Manchester

Location of project: Cambridge Halls, Manchester

Date of assessment: April 2025

⁴⁷ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

1 Housing Design and Affordability

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	☒ Yes ☐ No	The Design and Access Statement (DAS) ⁴⁸ for the Proposed Development confirms that the development has been designed in accordance with the Equality Act 2010 and the Approved Document M (2015 Edition with 2016 amendments) of the Building Regulations, regarding accessible and adaptable housing.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☐ Yes ☒ No	As PBSA, the Proposed Development will not provide specialist housing for older people and therefore this is not a relevant consideration for the Proposed Development. However, as set out above, it should be noted that a proportion of homes will be designed as wheelchair-accessible and adaptable in line with Building Regulation Part M, which will meet the needs of disabled people. 70 of the bedspaces (60 in cluster flats and 10 studios) in Phase 1 will be accessible and a further 37 will be accessible in Phase 2.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ No	As noted above, accessible bedrooms will comprise 5% of the Proposed Development, with 1% of these rooms fully fitted from the outset to ensure immediate accessibility. The remaining 4% will be adaptable to meet the varying needs of residents, ensuring that the development is flexible and responsive to future demands ⁴⁹ .	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁴⁸ Cartwright Pickard (2025) Cambridge Halls: Design and Access Statement

⁴⁹ Turley (2025) All Saints Cambridge Halls, Manchester Metropolitan University – Planning Statement

Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ No	The DAS sets out design standards for all apartments, and it is considered that buildings have been developed to provide high-quality and desirable spaces to live, with suitable apartment layouts designed to maximise daylight.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	☒ Yes ☐ No	The Proposed Development will provide 2,302 PBSA units, - an uplift of c. 1,530 at the Site – thereby helping to meet demand for student accommodation ⁵⁰ . Bedspaces are provided in both clusters and studios, with specific provision for post-graduates. As discussed above, over 100 accessible bedspaces will be provided. Furthermore, 413 of the new bedspaces are designated affordable. As such, it is considered that the provision will respond to and help meet a range of student housing need.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)? ⁵¹	☒ Yes ☐ No	The Proposed Development's Energy Statement ⁵² outlines that the scheme incorporates a comprehensive range of passive measures and a fabric-first approach to ensure maximum energy efficiency. Key among these is the implementation of low-energy lighting throughout the premises, significantly reducing both space gain and overall energy demand. Additionally, heat recovery units will be installed in all bedrooms, kitchens, and studios, further enhancing energy conservation by recycling heat that would otherwise be lost. The Proposed Development is designed to surpass standard building regulation requirements, boasting excellent U-values	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁵⁰ Ibid.

⁵¹ SAP rating refers to a dwelling's performance in terms of energy use per unit floor area.

⁵² Waterman (2025) Cambridge Halls: Energy Statement

indicative of superior insulation. This includes the installation of triple glazing, which dramatically improves thermal performance and energy retention. The glazing design also includes optimal G-values, carefully selected to maximize the building's orientation benefits. During the summer, these G-values help minimize unwanted heat gain, keeping interiors cooler, while in the winter, they allow for advantageous solar gain, contributing to natural heating.

These measures illustrate a strong commitment to the energy hierarchy, emphasizing the reduction of energy demand and the utilization of renewable resources where possible. This strategic approach ensures that the development is not only energy-efficient but also sustainable and environmentally responsible, setting a benchmark for future projects in the region.

2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☐ Yes ☒ No	No existing social infrastructure will be lost as a result of the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☒ Yes ☐ No	As detailed in the baseline section of this HIA, it is estimated that the uplift of c. 1,530 residents at the Proposed Development once completed and fully occupied could generated demand for c. 0.85 FTE GPs. Analysis of the indicative capacities of local healthcare facilities (based on published guidance) has been conducted by Turley Economics and is presented in Table 3.1 of this HIA. Overall, data indicates that there is spare capacity at some local facilities to accommodate new registrations from the uplift in demand generated by the Proposed Development, which is likely to be relatively minor (as an absolute worst-case, equivalent to under one – 0.85 – GPs). Therefore, it is considered that the demand generated by the Proposed Development for healthcare facilities is likely to be able to be accommodated within existing provision.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☒ No	The proposal does not seek to provide or replace a healthcare facility. However, the analysis of existing provision (highlighted above) indicated that existing provision is sufficient to	☐ Positive ☐ Negative ☒ Neutral	<i>No further mitigation required</i>

		accommodate the demand generate by the Proposed Development. Notwithstanding this the Proposed Development incorporates two ground floor units with flexible Class E, F1 and F2 uses permitted which could include the provision of a new healthcare facility.	☐ Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ No	As a PBSA development, it is considered that the Proposed Development will not accommodate children of primary and secondary age, and therefore will not generate demand for local education facilities. In terms of other community facilities, the Site's location close to the city centre of Manchester means that the full range of services in the immediate local area will be accessible to residents of the Proposed Development, including libraries, sports centres, community centres and churches.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal explore opportunities for shared community use and co-location of services?	☒ Yes ☐ No	Community life and social cohesion is an important component of the Proposed Development's design. Research previously published on this subject reported that countries with higher social inclusion, social capital, and social diversity were more likely to report good health above and beyond individual-level characteristics. This shows the strong link between the two⁵³. The Proposed Development includes accessible public realm, ground floor commercial space, community use space, a courtyard, mixed use roof terraces. This will animate the local area, enriching the community's social fabric and creating a vibrant, lively atmosphere.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁵³ Chuang & Chuang (2013) Social Cohesion Matters in Health

3 Access to open space and nature

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ No	As stated in the Green and Blue Infrastructure Statement ⁵⁴ produced for the Proposed Development, the proposals include public realm enhancements, such as new street trees set with ornamental planting to Cambridge Street and Chatham Street, tree planting in hard paving along Boundary Street, rain gardens along the central route between Phase 1 and 2 with trees and ornamental shrubs, 1 st floor podium courtyard with ornamental planting in raised planters, and mixed used terraces including sports and active use area and seating and planting areas. This greening will result in improvements to the local urban environment.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ No	As noted above, the greening of the urban environment will, by retaining and enhancing green infrastructure, provide improved visual and physical amenity for residents and all others accessing the site. The diverse planting palette will provide year-round structure and seasonal interest throughout the site, adapting for sun, shade, and dry conditions as required. The planting strategy aims to strike the balance between pleasing aesthetics,	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁵⁴ Re-form Cambridge Halls, Manchester: Green and Blue Infrastructure Statement

		robustness for longevity and ease of maintenance to ensure it remains at its best.		
Does the proposal provide a range of play spaces for children and young people?	☐ Yes ☒ No	As a PBSA development, it is not considered that specific play spaces are required at the Site, albeit it is considered that the new public realm will be suitable and accessible for people of all ages, with the DAS ⁵⁵ stating that the design of the spaces will support a diverse range of uses for individuals and groups of different sizes with flexibility for changing functions such as study, rest, play, exercise and development of personal wellbeing.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ No	The DAS notes that – whilst the surrounding public realm the is currently of low quality the wider masterplan vision seeks to unify existing, new and proposed estate faculties with a re-imagined public realm. Through this, the design seeks to re-imagine a more positive connection between community and university. Interventions to better integrate the Site within the public realm include: • A defined frontage to the development that positively contributes to the street; • New greening to Chatham that links to All Saints Park; • Provide clarity and legibility at the key orientation points along the streets; • Integrate access, circulation elements in a sensitive way	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁵⁵ Cartwright Pickard (2025) Cambridge Halls: Design and Access Statement

		• Ensuring courtyard entrances have an open and engaging frontage • A pedestrian focussed space • Engaging positively with Hulme and the Campus with new green spaces, seating and improved arrival experience • Deliver functioning spaces that are climate-resilient, with rain gardens and a diverse planting character offering enhancements to the site's biodiversity.		
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No	As set out above, the design of the spaces will support a diverse range of uses for individuals and groups of different sizes with flexibility for changing functions such as study, rest, play, exercise and development of personal wellbeing. Furthermore, high quality and robust street furniture will be selected and designed to create a durable and visually attractive environment for residents and the public, providing places to stop and rest.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ No	The DAS notes that a palette of high-quality and robust materials and finishes will create a durable and visually-attractive environment for residents and the public, and that there will be a focus on high quality detailing and finishes within surfaces and furniture. Public spaces will be managed by the Unite Students and MMU, as the Applicants and operators of the site following completion and operation.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No	Activities such as site preparation (including delivery of construction material, erection of fences and barriers), movement of construction traffic (including haulage, vehicles and plant movements) and the construction and fabrication of buildings have the potential to create adverse impacts in terms of dust, noise, vibration and odours. Mitigation measures implemented during construction should effectively limit the impacts of dust, noise, vibration and odours. A Construction Management Plan (CEMP)⁵⁶ has been produced for the Proposed Development, which provides an overview of the management arrangements of the proposed works at the Site. It includes mitigation measures as follows: <u>Air, Dust and Odours</u> • Implementation of a Dust Management Plan (DMP), which will include dust management measures in line with appropriate guidance and implementation of trigger and action levels; • Cover all open backed vehicles; • Switch off vehicle engines when parked; • Regular and controlled monitoring of air quality; and • Screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring. <u>Noise and Vibration</u>	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁵⁶ ARUP (2025) Cambridge Halls, Manchester: Construction Management Plan

-
- Defined working hours;
 - Selection of appropriate plant and work procedures;
 - Phased deliveries of components to minimise numbers of vehicles attending site;
 - Vehicle routing;
 - Continuous vibration monitoring at key sensitive receptor locations during high-impact activities, such as piling or demolition, to ensure compliance with agreed thresholds;
 - Engines to be switched off when vehicles are idle or on site;
 - Implementation of a Community Liaison Strategy to maintain open communication with residents and stakeholders. This will include advance notifications of noisy/high vibrations activities, complaints management processes, and the establishment of a contact point for concerns.

As concluded by the Air Quality Technical Appendix which supports Chapter 12 of the Environmental Statement⁵⁷, the Proposed Development complies with the relevant air quality policies, with pollutant levels remaining below relevant thresholds and no constraints on ventilation. The recommended mitigation measures will minimise construction dust, and as a fully electric, car-free development, there are no operational air quality impacts. Overall, the effect of the Proposed Development in relation to air quality is considered to be not significant.

It is additionally noted that Noise & Vibration Environmental Statement (ES) Chapter 13 reported that those construction activities that would have significant environmental effects on noise and

⁵⁷ Turley (2025) Cambridge Halls, Manchester: Environmental Statement – Chapter 12: Air Quality

		vibration will be mitigated through the implementation of measures set out in the CEMP ⁵⁸ .		
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes	The CEMP includes traffic mitigation measures such as: • Management and routing of construction related traffic to be directed as best possible away from sensitive receptors; • Details of HGV booking/management systems; • Delivery of large, oversized plant/machinery to the Site should take place outside of peak highway hours (where possible); and • Phased deliveries of construction components to minimise numbers of vehicles attending site, switch off vehicle engines when parked, minimise abnormal loads; The Proposed Development will be car-free; therefore, no car parking will be provided at the site, meaning no increase in vehicle movements on the surrounding road network. This will encourage the use of public transport and active travel modes for residents, workers and visitors, contributing to reduced air pollution.	☐ Positive	<i>No further mitigation required</i>
	☐ No		☐ Negative ☒ Neutral ☐ Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes	The Noise & Vibration ES chapter⁵⁹ confirms that noise from any fixed plant will be controlled through an acoustic mitigation scheme. This scheme will be secured by a planning condition, ensuring that the development does not give rise to any significant adverse effects. The detailed acoustic specification of the façade will also be secured via a planning condition. Subject to this, the development is not expected to give rise to any significant effects related to road traffic noise.	☐ Positive	Secure acoustic design mitigation requirements via planning condition.
	☐ No		☐ Negative ☒ Neutral ☐ Uncertain	

⁵⁸ Turley (2025) Cambridge Halls, Manchester: Environmental Statement – Chapter 13: Noise & Vibration

⁵⁹ Turley (2025) Cambridge Halls, Manchester: Environmental Statement – Chapter 13: Noise & Vibration

5 Accessibility and active travel

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ No	The ten Healthy Streets indicators is a London-specific policy initiative which underpins the Mayor of London's Transport Strategy⁶⁰ and Health Inequalities Strategy⁶¹ as well as the draft new London Plan⁶². Whilst therefore not directly applicable to the Proposed Development in policy terms, these principles therefore serve as a best-practice standard for consideration of whether development will engender a healthy environment. The ten indicators and how they are likely to be addressed by the Proposed Development are outlined below: 1) Pedestrians from all walks of life – through enhancing the surrounding public realm and pedestrian connections (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity and the remainder of this section) the Proposed Development will seek to ensure that everyone will be able to and feel comfortable travelling on foot on site. 2) People choose to walk, cycle and use public transport – through prioritising active travel such as walking and cycling (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity and the remainder of this section) the Proposed Development will seek to ensure that the greatest proportion of people use active travel modes. No car parking is being	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁶⁰ Mayor of London (2018) Mayor's Transport Strategy

⁶¹ Mayor of London (2018) The London Health Inequalities Strategy

⁶² Mayor of London (2021) The London Plan

provided on-site, which will encourage the use of walking, cycling and public transport.

3) Clean air – through prioritising active travel, minimising private car use and enhancing pedestrian access and the public realm and delivering new green spaces and planting (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity and the remainder of this section) the Proposed Development includes measures that will positively impact on air quality.

4) People feel safe – as described in more detail in subsequent sections (see Section 6: Crime reduction and community safety) the Proposed Development's built environment (including public and private spaces and buildings) will be constructed with safety and security being paramount. This includes ensuring spaces are well-lit.

5) Not too noisy – the Proposed Development will be car-free and active travel-focused (see the remainder of this section), which will reduce noise in pedestrian areas.

6) Easy to cross – the Proposed Development's landscaping will enhance pedestrian public realm, which will improve pedestrian permeability and access to the site, making it easy to cross on foot (see the remainder of this section).

7) Places to stop and rest – the DAS explains how key areas of the Proposed Development have been designed to as a space to encourage recreation and community use, which will also include features such as benches, where people can stop and rest.

8) Shade and shelter – the DAS shows that trees are a fundamental element of the public open space to be provided at the Proposed Development, which will provide areas of shade and shelter.

9) People feel relaxed – the public realm enhancements to be implemented at the Proposed Development, including access to open space, improved pedestrian permeability and promotion of active travel, will contribute to a relaxing environment. 10) Things to see and do – The Proposed Development will provide strong linkages to the surrounding areas of Manchester, which offers a wide range of local services and other amenities.				
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒ Yes ☐ No	The Proposed Development’s Transport Assessment (produced by ARUP) notes that the site is highly accessible and provides convenient and sustainable access to essential academic and recreational amenities. Footways are provided along local roads fronting the Site as part of the MMU Campus and surrounding pedestrian infrastructure. Walking and cycling will be the primary form of transport through the Site as a result of landscaping and public realm improvements. This will benefit residents and other citizens of Manchester as it will make the area more accessible and quicker to access from other parts of the city⁶³.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No	As stated in the Transport Assessment, the development proposals include the provision of secured cycle storage for 140 cycles (i.3 6% provision)⁶⁴. Access to the cycle stores will be via Chatham Street, with dropped kerbs enabling cyclists to reach the footway and building entrance. Additional cycle parking spaces are predominantly integrated into the landscape strategy of the development. These spaces will be available for the visitors and occupiers of the commercial and community land uses and visitors to the PBSA. A total	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁶³ ARUP (2025) Cambridge Halls, Manchester: Transport Assessment

⁶⁴ Ibid.

		of 22 Sheffield stands would be provided across the Site, equating to 44 short-stat cycle parking spaces.		
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No	The Site's central location means it is highly accessible, and it will represent an enhancement to the local public realm. As set out in the Transport Assessment⁶⁵, there are comprehensive pedestrian connections within the vicinity of the site, including to Oxford Road, Higher Chatham Street, Cavendish Street and Higher Cambridge Street. It is noted that there is an existing cycle route on Cavendish Street that transects the Site in an east-west alignment. The route continues to the east, through the Campus as a signed traffic-free cycle route, connecting to Oxford Road which benefits from segregated facilities on both the southbound and northbound carriageways. To the west of the Site, Cavendish Street provides onwards connections to National Cycle Network 6, connecting Salford to the north of Manchester City Centre, and to Moss Side and Alexandra Park to the south. On Cavendish Street to the east of the Site, cycle infrastructure consists of non-segregated marked cycle lanes with advance cycle stop lines provided on all arms of the Cavendish Street/Higher Cambridge junction. In order to prioritise pedestrian movement through the Site it is proposed to introduce a new cycle route along Boundary Street West.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include traffic management and calming measures	☒ Yes ☐ No	To align with the University's aspiration to decarbonise the campus and promote sustainable modes of travel, no car parking spaces are to be provided on site as part of the development ⁶⁶ . The Proposed Development will be car-free (with the exception of servicing and	☒ Positive ☐ Negative ☐ Neutral	<i>No further mitigation required</i>

⁶⁵ Ibid.

⁶⁶ Ibid.

to help reduce and minimise road injuries?		drop-off/pick-up trips) and so the use of private cars is likely to be low, thereby reducing the chance for road injuries.	☐ Uncertain	
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No	The Site's location means that there are numerous local amenities within walking distance, including shops, restaurants, open space and healthcare facilities. The Site is located between the primary bus hubs along Oxford Road and Deansgate, both within a 9 to 13-minute walk. Manchester Picadilly is located approximately 1.4km to the northeast of the Site. Deansgate station is served exclusively by Northern trains, while Manchester Oxford Road and Manchester Picadilly are served by Arriva Trains Wales, East Midlands Trains, TransPennine Express, and Northern trains. Additionally, Manchester Picadilly is served by Virgin Trains and Cross Country Trains. These providers offer regional services to destinations such as Preston, Liverpool, and Leeds, as well as national services to London, Norwich, Llandudno, Birmingham and other locations across the UK. Deansgate Castlefield Metrolink tram stop is situated approximately 1.2km from the site, offering a direct connection to the University of Salford⁶⁷. As outlined above, the Site is situated in a highly accessible area, offering convenient walking or cycling access to a variety of facilities and services, including university buildings and public transport options.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal seek to reduce car use by reducing car parking provision, supported by the	☒ Yes ☐ No	As stated above, no car parking will be provided on site. Whilst there will be space to accommodate drop-off and pick-up vehicular trips on site, there will be no dedicated areas for long term parking on site.	☒ Positive ☐ Negative ☐ Neutral	Production of a Full Travel Plan (via planning conditions) to facilitate and encourage the uptake of sustainable

⁶⁷ Turley (2025) All Saints Cambridge Halls, Manchester Metropolitan University – Planning Statement

controlled parking zones, car clubs and travel plans measures?		The Move In/Move Out (MIMO) Strategy routeing along Chester Street will remain in place, operating as a southbound one-way route to regularise and expedite entre/exit traffic movements when students arrive and depart at the start and end of the tenancy period. As the accommodation capacity increases, the Unite management strategy will build upon this established system, introducing additional measures such as scheduled time slots and the deployment of marshals to ensure orderly operations. A Framework Travel Plan has been produced for the Proposed Development to support the sustainability objectives of the site. It promotes active travel and public transport usage. It is anticipated that a Full Travel Plan will be secured via a planning condition.	☐ Uncertain	travel patterns amongst new residents.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No	Public realm will be designed so as to facilitate accessibility for disabled people and those with mobility problems. The proposed cycle stores will also be accessible to all users. All pedestrian entrances and thresholds into the building are designed to be levelled, ensuring seamless access for all users. Access to the terraces at both the upper ground and level 7 will be at the same level as the internal floor, further enhancing ease of movement throughout the development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ No	The Proposed Development's Crime Impact Statement (CIS)⁶⁸ details that the scheme has been assessed against the principles of 'Crime Prevention Through Environmental Design (CPTED), in order to reduce opportunities for crime and fear of crime. The Assessment concludes that the layout of the scheme is acceptable, subject to implementation of measures in relation to: • Robust control of access to back of house areas; • Access controls throughout buildings; • Installation of security-certified doors, glazing and windows; and • Secure lockers for staff. Subject to the implementation of these measures the CIS states that the development is supported.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implementation of crime reduction measures as set out in the Crime Impact Statement.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ No	The CIS notes that the buildings will deliver active frontages, which will help provide natural surveillance of the surrounding public realm and thoroughfares and which will animate the street-scene. It is also noted that uses of buildings and spaces are clearly defined, and all entrances and routes can be easily navigated. Student amenity spaces are also likely to foster social community, resulting in less tolerance for inappropriate behaviour. Appropriate security measures are also implemented, including an electronic access control fob system for residents and staff.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁶⁸ Greater Manchester Police (2025) Cambridge Halls: Crime Impact Statement

Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ No	As noted elsewhere in this HIA, the range of residential, commercial and amenity uses at the Proposed Development will ensure vibrancy and attract and diverse mix of people to its public spaces, and all public spaces will be designed so as to create attractive, safe environments.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ No	As detailed in the Planning Statement⁶⁹ and Statement of Community Engagement⁷⁰, the planning application has been supported by a comprehensive consultation process which demonstrated a wide-reach and regular opportunity for participants to feedback prior to submission of the application. Engagement included: • Meetings with elected politicians; • Leaflet delivery to site neighbours (and emailing a digital copy to local stakeholders) and hosting a dedicated project website with information about the proposals and ways to feedback; • Setting up and attending a public information drop-in event, where members of the public had the opportunity to meet the project team, ask questions and read the project information board • Hosting an online public webinar, where members of the project team presented the proposals and took questions from the public A number of recurring themes emerged through consultation: • Affordability considerations • Cycle and Pedestrian Access	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁶⁹ Turley (2025) Cambridge Halls: Planning Statement

⁷⁰ Turley (2025) Cambridge Halls: Statement of Community Engagement

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- The principle of redevelopment of the site is supported
 - Building height and impact on sunlight
 - The need for high-quality sustainable design
 - Need to improve outdated existing accommodation
 - Community considerations and impact
 - Impact on local infrastructure
 - Noise and anti-social behaviour

All feedback received has been considered and analysed in the formulation of the final design, with further detail provided in the supporting Statement of Community Engagement.

7 Access to healthy food

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☐ Yes ☒ No	The Proposed Development does not make provision for uses such as allotments or community farms, and therefore this is not relevant to the assessment. Markets where local produce can be purchased are nonetheless hosted periodically on/adjacent to the MMU campus.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ No	Numerous existing healthy food options will also be accessible from the Site; a wide range of options in terms of supermarkets and foodstores are located along the Oxford Road corridor and in Manchester City Centre and surrounds. Local provision includes Oxford Road Co-op (accessible in under 5 minutes' walk from the site), and a large Asda supermarket is also located within a 20-minute walk (under one mile travel distance) to the south-west from the EIA Boundary at Hulme Retail Park. Whilst the end users of the commercial floorspace is still to be determined, the space could potentially be suitable for social enterprises should they be interested in becoming an occupant.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore opportunities to engage with social enterprises businesses when seeking tenants for non-residential floorspace
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☒ Yes ☐ No	The limited commercial space within the Proposed Development is highly unlikely to be occupied by hot-food takeaways. Therefore, it is considered that the Proposed Development would not contribute to an over-concentration in the context of the locality of the Site. As stated above, residents will have access to a wide range of alternative healthy food options.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>

8 Access to work and training

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ No	The Socio-economic Regeneration Impact Statement (SERIS)⁷¹ for the Proposed Development estimates that c. 280 gross direct full-time equivalent (FTE) jobs will be supported on site during construction. Accounting for supply chain impacts and other 'additionality' factors (described in detail in the SERIS), a total of 280 direct, indirect and induced net additional FTE jobs could be generated for North West residents during construction, including 100 for Manchester residents. The operational phase of the Proposed Development will deliver permanent employment opportunities over the long-term, estimated to comprise a total of 40 gross direct FTE jobs on site. Accounting for additionality factors, a total of 30 direct, indirect and induced net additional jobs could be generated for North West residents, including 10 for Manchester residents. The Proposed Development's Outline Local Labour Method Statement⁷² confirms that the applicant and contractor(s) commit to working with the MCC's Employment and Skills Team to ensure that employment and education opportunities resulting from this development are made available to Manchester residents.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders, in line with the Outline Local Labour Method Statement.
Does the proposal provide childcare facilities?	☐ Yes ☒ No	The Proposed Development does not provide childcare facilities; as PBSA, it is considered that the Proposed Development will not accommodate young children, and therefore will not generate demand for local childcare facilities.	☐ Positive ☐ Negative ☒ Neutral	<i>No further mitigation required</i>

⁷¹ Turley Economics (2025) Cambridge Halls: Socio-economic Regeneration Impact Statement

⁷² Turley (2025) Cambridge Halls: Outline Local Labour Method Statement

		☐ Uncertain		
Does the proposal include managed and affordable workspace for local businesses?	☒ Yes	The Proposed Development will provide a range of commercial and non-residential spaces.	☐ Positive	Explore the potential to provide workspaces which will be accessible to local businesses to meet their needs through ongoing engagement with MCC and other stakeholders.
	☐ No	The potential to provide workspaces which will be accessible to local businesses to meet their needs could be explored through ongoing engagement with MCC and other stakeholders.	☐ Negative ☒ Neutral ☐ Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes	As highlighted above, the Proposed Development will accommodate a notable number of on-site jobs during construction and once complete and operational.	☐ Positive	Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders, in line with the Outline Local Labour Method Statement.
	☐ No	Specific provisions regarding local procurement have not been made in the documentation relating to the Proposed Development. This cannot therefore be confirmed at this stage, albeit can be explored in advance of the construction phase, and appointment of contractors, and as the occupiers of the commercial space are confirmed through ongoing engagement with BCC and other stakeholders.	☐ Negative ☐ Neutral ☒ Uncertain	

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ No	The Proposed Development's Statement of Community Engagement⁷³ summarises the main areas of feedback from residents, including those related to health and wellbeing determinants, such as: • Affordability considerations • Cycle and Pedestrian Access • Building height and impact on sunlight • The need for high-quality sustainable design • Need to improve outdated existing accommodation • Community considerations and impact • Impact on local infrastructure • Noise and anti-social behaviour A number of design measures and enhancements have been implemented in response to identified issues related to health and wellbeing in the built environment, as detailed in full in the SCE.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☒ Yes ☐ No	As detailed in previous sections of this HIA, the Proposed Development will deliver high-quality public realm that integrates with existing areas surrounding the Site, and the Proposed Development is well-connected with walking and cycling routes as well as public transport. The Proposed Development's mix of residential and commercial uses and high-quality public realm will mean that spaces are active throughout the	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁷³ Turley (2025) Cambridge Halls: Statement of Community Engagement

day, facilitating interaction between residents, workers and other users of the Site.				
Does the proposal include a mix of uses and a range of community facilities?	☒ Yes ☐ No	The Proposed Development will provide a mix of residential, commercial and amenity uses, with provision being both for the use of student residents and also – where appropriate – the wider public. Non-residential floorspace at the scheme could potentially accommodate public community uses, subject to occupier demand.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore the potential to encourage the activities of and provide on-site opportunities for the voluntary and community sectors.
Does the proposal provide opportunities for the voluntary and community sectors?	☒ Yes ☐ No	Aside from the potential occupation of non-residential floorspace for community uses, opportunities for community activities and volunteering will be informal and driven by the new residents living in the development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Explore the potential to encourage the activities of and provide on-site opportunities for the voluntary and community sectors.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ No	As highlighted elsewhere in the HIA, the scheme has been developed in consideration of best-practice principles relating to inclusive design.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

10 Minimising the use of resources

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	☒ Yes ☐ No	The enhanced quantum and quality of PBSA to be delivered on the site in comparison to existing provision is considered to make the best use of existing land, by maximising the number of students who can be accommodated new, high-quality and healthy accommodation, accompanied by suitable commercial and amenity uses to further animate the streetscape.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No	The Proposed Development's Site Waste Management Plan⁷⁴ (SWMP) outlines that resource efficiency and waste reduction measures have been integrated into the project's design, demolition and construction, phases to promote best practices in waste management. Identified potential measures (which will be updated and confirmed in future revisions to the SWMP) include: Design • Off-site fabrication and assembly • Designing for whole life cycle • Flexible/adaptable design Demolition • Pre-demolition audit to determine if reuse of materials is feasible. Where not possible, the intent is to maximise the recovery of material for subsequent high grade or high value applications.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirmation of waste management measures to be implemented at each stage of the project's lifecycle in updated versions of the Site Waste Management Plan.

⁷⁴ Arup (2025) Cambridge Halls: Site Waste Management Plan

- Re-use of concrete on-site as a piling matt

Construction

- Material Management, enabling purchase of materials in shape/dimension and form that minimises the creation of off-cuts waste
- Packaging take-back schemes will ensure that where possible, materials are delivered in packaging that is suitable to be returned and reused a number of times.
- Unused surplus construction materials will be returned to suppliers or sold/donated to nearby construction projects via online construction materials trading platforms such as Globechain and Enviromate
- Construction materials that cannot be reused on or off-site will be sent directly to material preprocessors, or sent to construction materials recovery facilities

Site waste management during operation will conform with MCC's waste management and recycling policies and objectives.

Does the proposal incorporate sustainable design and construction techniques?

☒ Yes
☐ No

As set out above in relation to waste management, a number of sustainable design and construction measures have informed the development of the Proposed Development.

The Proposed Development's Energy Statement⁷⁵ outlines that the scheme incorporates a comprehensive range of passive measures and a fabric-first approach to ensure maximum energy efficiency. Key among these is the implementation of low-energy lighting throughout the premises, significantly reducing both space gain and overall energy demand. Additionally, heat recovery units will be installed in all

☒ Positive
☐ Negative
☐ Neutral
☐ Uncertain

No further mitigation required.

⁷⁵ Waterman (2025) Cambridge Halls: Energy Statement

bedrooms, kitchens, and studios, further enhancing energy conservation by recycling heat that would otherwise be lost.

The Proposed Development is designed to surpass standard building regulation requirements, boasting excellent U-values indicative of superior insulation. This includes the installation of triple glazing, which dramatically improves thermal performance and energy retention. The glazing design also includes optimal G-values, carefully selected to maximize the building's orientation benefits. During the summer, these G-values help minimize unwanted heat gain, keeping interiors cooler, while in the winter, they allow for advantageous solar gain, contributing to natural heating.

These measures illustrate a strong commitment to the energy hierarchy, emphasizing the reduction of energy demand and the utilization of renewable resources where possible. This strategic approach ensures that the development is not only energy-efficient but also sustainable and environmentally responsible, setting a benchmark for future projects in the region.

11 Climate Change

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	☒ Yes ☐ No	The Energy Statement ⁷⁶ confirms that solar photo-voltaic (PV) panels will be installed as a source of renewable energy. Other low and zero-carbon initiatives include the installation of Air Source Heat Pumps as the heating system for the site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒ Yes ☐ No	The Energy Statement conforms that the development minimises heating generation through the design of the building by incorporating low flow temperatures off for the hot water, and minimising pipe runs through corridors. There are a number of amenity spaces both external and internal to encourage occupants to spend time outside of their rooms which reduces internal gains. The development has a highly efficient thermal elements which reduces heat entering, and external shading has been incorporated to limit excessive solar gain. Green roofs have been implemented into this design with photovoltaic panels, this reduces the heat gain through the roof. To mitigate overheating, natural ventilation is used during the daytime (as per ADO definition) and mechanical ventilation is to be used during the night-time. This is due to the pollution, noise and security risks associated with the development and this has been further explained in the Overheating Report section of the Energy Statement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁷⁶ Waterman (2025) Cambridge Halls: Energy Statement

Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No	The application is accompanied by an Ecological Impact Assessment⁷⁷ report. It concludes that the site currently provides minimal biodiversity value, aside from botanical species found in areas of improved grassland, hedgerows, and individual trees. The assessment states that the Site represents unsuitable location for most protected species of plants and animals and no evidence of their presence has been recorded. The application is also supported by a Biodiversity Net Gain Assessment (BNG) report⁷⁸. The report concluded that the proposed development would result in a biodiversity net loss of -30.14% for habitats, but a net gain of 40.02% for hedgerows. To address the shortfall in habitat units, the purchase of off-site biodiversity credits is recommended elsewhere within the University's estate or alternatively to be provided through a Habitat Bank. Equally, as the site is not considered to be significantly enhanced, habitat and landscape measures should be secured through a Landscape and Ecological Management Plan (LEMP) or Method Statement. Overall, the Proposed Development will not result in any harms to ecology or arboriculture and suitable biodiversity mitigation and enhancement measures have been identified.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Purchase of off-site biodiversity credits elsewhere on the MMU estate or alternatively to be provided through a Habitat Bank, in line with the Biodiversity Net Gain Assessment. Habitat and landscape measures should be secured through a Landscape and Ecological Management Plan.
Does the proposal incorporate sustainable urban drainage (SuDS) techniques?	☒ Yes ☐ No	The Proposed Development's Flood Risk Assessment and Drainage Strategy (FRADS) report ⁷⁹demonstrates that the site can effectively manage flood risk through a combination of sustainable drainage systems and flood mitigation measures. By analysing historical data, current site conditions, and future climate change projections, the	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁷⁷ Johns Associates (2025) Cambridge Halls: Ecological Impact Assessment

⁷⁸ Johns Associates (2025) Cambridge Halls: Biodiversity Net Gain Assessment

⁷⁹ Arup (2025) Cambridge Halls: Flood Risk Assessment and Drainage Strategy

report identifies potential flood hazards and outlines strategies to mitigate these risks.

Key measures include:

- Implementation of blue roofs
- Permeable paving
- Rain gardens,
- Below ground storage,

These SuDS strategies shall ensure that surface water runoff is managed efficiently, reducing the likelihood of flooding, and protecting the development and its occupants.

In conclusion, with the adoption of the recommended drainage strategy and flood mitigation measures, the site will be resilient to flood risk, promoting safety, sustainability, and long-term viability.

5. Discussion of Findings

Summary of Health Impacts

- 5.1 This HIA has assessed the potential health and wellbeing impacts of the Proposed Development at Cambridge Halls, Manchester on the existing and future local population.
- 5.2 The aspiration is for the development of the site to deliver long-term health and wellbeing benefits for residents, workers, visitors and existing local communities. Given that the baseline analysis presented in Section 3 indicates that the general health of the Manchester population is relatively poor in comparison to the regional and national average, there is a strong imperative to promote development which will support health and wellbeing improvements, which could be maximised through implementing recommended mitigation and enhancement measures to be identified within a HIA.
- 5.3 Overall, the HIA has not identified any specific negative impacts on the health of the existing or future population of the immediate and local areas that will occur as a result of the Proposed Development that cannot be effectively mitigated.
- 5.4 Indeed, the Proposed Development is assessed as making positive contributions in terms of health and wellbeing in the following ways:
- A significant number of new homes will be provided which will:
 - Deliver a significant quantum of new, high-quality PBSA, which responds to a range of accessibility and affordability needs and resident preference;
 - Be energy efficient, minimising emissions and use of resources;
 - Benefit from a sustainable location from which all necessary services, facilities and transport infrastructure are accessible;
 - Provide spaces and opportunities for social interaction and community cohesion. This includes between the residents who live there, who can take advantage of private amenity spaces, and members of the public, who can benefit from the high-quality public realm and use of on-site facilities, such as and leisure commercial spaces.
 - Public realm enhancements will allow residents and visitors to easily move through the site and deliver new connections to the neighbouring streetscape. Public realm will be delivered with a focus on inclusive design that is suitable for all users, creating a safe and welcoming environment.
 - The scheme prioritises active travel and sustainable transport modes through the delivery of high-quality public realm and access to existing transport infrastructure and discourages private car as a car-free development.

- Local vibrancy will be increased through providing a mix of on-site uses. Alongside PBSA, commercial and other non-residential spaces will support an uplift in employment and economic and community activity.

Recommendations

- 5.5 Overall, no adverse impacts have been identified by the assessment that cannot be effectively mitigated.
- 5.6 The mitigation measures that have been identified, alongside a number of other mitigation measures which could further enhance the potential of the scheme to deliver positive health and wellbeing outcomes for residents, workers, visitors and the wider local community are set out below:
- Secure acoustic design mitigation requirements via planning condition.
 - Production of a Full Travel Plan (via planning conditions) to facilitate and encourage the uptake of sustainable travel patterns amongst new residents.
 - Implementation of crime reduction measures as set out in the Crime Impact Statement
 - Explore opportunities to engage with social enterprises businesses when seeking tenants for non-residential floorspace
 - Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders, in line with the Outline Local Labour Method Statement.
 - Explore the potential to provide workspaces which will be accessible to local businesses to meet their needs through ongoing engagement with BCC and other stakeholders.
 - Explore the potential to encourage the activities of and provide on-site opportunities for the voluntary and community sectors.
 - Confirmation of waste management measures to be implemented at each stage of the project's lifecycle in updated versions of the Site Waste Management Plan.
 - Purchase of off-site biodiversity credits elsewhere on the MMU estate, or alternatively to be provided through a Habitat Bank, in line with the Biodiversity Net Gain Assessment. Habitat and landscape measures should be secured through a Landscape and Ecological Management Plan.

Conclusion

- 5.7** This HIA concludes that the Proposed Development will result in no adverse impacts on the health and wellbeing of the existing or future local population which cannot be effectively mitigated.
- 5.8** Indeed, the Proposed Development will deliver a number of beneficial impacts, which are likely to lead to long-term improvements in local health and wellbeing outcomes, and which can be further enhanced through measures identified within this HIA.

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