Deloitte.



Statement of Consultation

Fallowfield Campus

February 2025

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1. Introduction

a. This Statement of Consultation has been prepared by Deloitte LLP in support of a Reserved Matters Application (RMA) pursuant to Outline Planning Permission (OPP) Ref. 138126/OO/2023, at the University of Manchester's Fallowfield Campus (the 'Site').

b. The proposals are being brought forward by John Graham Construction Ltd ('the Applicant'), operating in consortium with Virdis, who are bringing forward the development on behalf of the University of Manchester ('the University').

1.1. The description of the 'Proposed Development' is set out below:

"Reserved Matters Application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission Ref. 138126/OO/2023 for the redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation".

c. OPP Ref. 138126/OO/2023 was approved on 19 January 2024 for the demolition of existing buildings on site, and the phased development of up to 3,300 PBSA bedrooms with associated facilities, ancillary staff accommodation and ancillary residential dwellings. All matters were reserved apart from access. We are now submitting a RMA, providing details with regards to appearance, landscaping, layout and scale. The application relates to the whole of red line boundary area of the OPP.

d. The Statement sets out in detail the pre-application consultation that has been undertaken for the RMA, the feedback received and how that has been considered and addressed within the final proposals.

1.2. The following documents have been appended to this Report, as evidence to support its conclusions:

- Site Location Plan (Appendix 1);
- Consultation Postcards (Appendix 2);
- Consultation Boundary (Appendix 3);
- Press Release (Appendix 4);
- Consultation Boards (Appendix 5);
- Consultation Webpages (Appendix 6); and
- Consultation Webinar Presentation (Appendix 7).

The Site

1.3. The Site is located within the University of Manchester's Fallowfield Campus, specifically at its south-west corner. This positions it south of Manchester City Centre, to the north of Fallowfield District Centre and to the east of Platt Fields Park.

1.4. The Site currently comprises purpose-built student accommodation (PBSA), ancillary buildings, and outdoor amenity spaces. It forms a significant part of the University's student housing provision within Fallowfield.

1.5. OPP Ref. 138126/OO/2023 was granted in January 2024 for the phased demolition of existing buildings, and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms and associated facilities.

1.6. Following the grant of OPP, and the discharge of relevant planning conditions, a number of buildings across the Site have been demolished or part-demolished, including Owens Park Tower.

Site Context

1.7. The Site is located within the Fallowfield Ward.

1.8. The Site benefits from frontage along Wilmslow Road to the west, with Moseley Road and Old Hall Lane forming its southern and northern boundaries respectively. Whitworth Lane forms its eastern boundary.

1.9. The west and south of the Site are predominantly occupied by 2 no. storey terraced houses. To the north of the Site is the Grade II listed Hollings Building, also known as the 'Toast Rack'. It is part of a wider complex, also comprising of the Horseshoe and Drum and the Clothing Block which are not listed. The Site has Full Planning Permission (Ref. 111282/FO/2016/S1) to convert the Toast Rack, Drum and the Clothing Block into residential accommodation and the Horseshow into a gym. Only the gym conversion has been carried out thus so far. Immediately to the east of the Site is PBSA including Uttley House, Richmond Park and Unsworth Park with 2 no. storey terraced houses to the north-east of the Site. The Armitage Sports Centre along with playing fields and associated sports facilities are located further east.

1.10. Further information on the site and surroundings can be found in Section 2 of the Planning Statement.

The Proposed Development

1.11. Proposals for the Site are summarised in Table 1 below.

1.12. Further details can be found within the submitted Planning Statement prepared by Deloitte, and the Design and Access Statement prepared by Sheppard Robson.

Table 1- Details of Proposed Development

Details of Proposed Development	
Student Accommodation	*3,300 ensuite bedspaces*
Maximum Height	*15 storeys*
Car Parking	*17 accessible car parking spaces*
Cycle Parking	• *834 cycle spaces across ten secure bike sheds, including 5% accessible spaces for larger/non-standard bikes.* • *276 visitor parking spaces (in the form of Sheffield stands or equivalent) across the site*

Pre- Application Consultation

1.13. Thorough public consultation was undertaken during the OPP stage, across 4 weeks in 2023. Building upon this consultation and prior to the submission of the Reserved Matters planning application, the Applicant has undertaken an extensive stakeholder engagement strategy to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested parties.

Purpose of Consultation

1.14. Given that the principle and parameters of development have been established under Ref. 138126/OO/2023, the purpose of this public consultation exercise was to obtain feedback with regards to the detailed design of the proposed development. In this respect, consultation material, and the corresponding feedback form, were centred around the four Reserved Matters: appearance, scale, layout and landscaping.

1.15. Whilst respondents were encouraged to provide comments relating specifically to these Reserved Matters, we received a range of comments covering a variety of themes – some being material to the determination of a RMA, and others non-material. For absolute transparency, we responded to all consultation comments.

e. For the purpose of this Statement, we have focused our consideration and responses to those matters that are strictly relevant to the consideration of the RMA. Nonetheless, we have summarised all responses, and confirmed where specific principles have already been established under the Outline Planning Permission. We have also flagged where additional information has subsequently become available, or where additional commitments have been made.

Public Consultation

f. Public engagement was carried out during December 2024 – January 2025 over 6 weeks. The objectives for pre-application engagement were to:

- Present detailed proposals for the Site, in terms of its layout, scale, landscaping and appearance.

1. Gather feedback on the key issues (as material to a RMA) and address any potential concerns; and

2. Make people aware of the timescales for the upcoming RMA and keep them informed about progress with regard to the development of the proposals.

g. Throughout the duration of the public consultation period, members of the public had access to the Fallowfield Campus Redevelopment Project public consultation website, which provided details of the proposals, design principles, proposed layout, block typologies, appearance and materiality, landscape and accessibility. The website also provided visitors with the opportunity to provide any comments or raise questions (which were subsequently addressed by the project team during the pre-application period).

1.16. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public, to support this overall ambition for the consultation process:

h. 20 November 2024: A total of 3,313 postcards (Appendix 2) were delivered to local addresses in the Fallowfield, Rusholme and Withington area (within the same consultation boundary as the OPP as shown in Appendix 3) to notify them of the public consultation and to direct them to the consultation website.

- 21 November 2024: The public consultation website went live, informing people about the upcoming public consultation. A press release regarding the consultation was also distributed which was picked up by numerous media outlets (Appendix 7).

i. 5 December 2024: Updates to the public consultation website were made, including more detailed information of the proposals, design principles, proposed layout, block typologies, appearance and materiality, landscape and accessibility. The website also provided visitors with the opportunity to provide any comments or raise questions (which were subsequently addressed by the project team during the pre-application period). The consultation website remained live throughout the duration of the public consultation period.

j. 2 December 2024: A public consultation webinar was held for students on 2 December 2024 between 2 and 3 pm. The webinar was held by Students Union in partnership with the University of Manchester and received 12 attendees. The queries related to affordability, accessibility, landscaping and toilets. The event was advertised by University of Manchester Student Union.

k. 5 December 2024: A public consultation webinar was held for the public on 5 December 2024 between 6 and 7 pm. The webinar was attended by 6 people, and 6 queries were raised through the Q and A feature. Each question was answered by the webinar panel. A recording of the webinar was subsequently uploaded onto the public consultation website.

- 11 December 2024: The first in-person drop-in consultation event was held at Uttley House (Fallowfield Campus) on 11 December 2024 between 12 and 4pm. This was held for the members of the public to come and ask the project team questions relating to the proposals. The event was attended by 8 people.

- 12 December 2024: A second in-person drop-in consultation event was held at Uttley House (Fallowfield Campus) on 12 December 2024 between 4 and 7 pm. This was held for the members of the public to come and ask the project team questions relating to the proposals. The event was attended by 9 people.

l. **5 December 2025 – 9 January 2025:** The consultation ran for approximately 6 weeks between 5 December 2024 to 9 January 2025. Over the consultation period the website received 510 unique visitors. The respondents included local residents, students and University of Manchester staff.

Stakeholder Consultee and Key Stakeholder Engagement

1.17. Pre-application consultation with Statutory Consultees and other key stakeholders has informed the development and evolution of proposals to date.

1.18. Consultation activity undertaken during the pre-application period has included:

m. Pre-application discussions with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process. Meetings were held on 14 August 2024, 9 September 2024, 7 November 2024, 4 December 2024, 17 December 2024 and 13 January 2025.

- Pre-application discussions with Senior Transport Officers at Manchester City Council and Transport for Greater Manchester. A meeting was held on 9 September 2024.
- Pre-application discussions with the Tree Officer at Manchester City Council was held on 3 October 2024.
- Pre-application discussions with Waste Officers at Manchester City Council was held on 15 January 2025.
- Pre-application discussions with Greater Manchester Ecology Unit (GMEU) was held on 4 February 2025.
- Greater Manchester Police (via the Design by Security team) has been consulted including a meeting on 21 November 2024 and their advice in terms of security has been addressed in the application proposals.
- Local Ward Councillors were provided with two direct briefing of the project (on 2 December 2024 and 9 December 2024) and were invited to attend the public consultation events (albeit, they did not attend).
- An Environmental Impact Assessment Screening Request was submitted to MCC on 21 January 2025.
- Full details of all pre-application engagement with statutory consultees and key stakeholders and the response provided by the submission is provided in Section 3 of this Statement.

Report Structure

The remainder of this Statement is structured as follows:

- Section 2 – sets out the relevant planning policy and requirements.
- Section 3 – provides details of the consultation undertaken and summarises the feedback received.
- Section 4 – summarises the key conclusions.

2. Policy Context

2.1. Guidance and policy requirements with regard to consultation and pre-application engagement is set out at both the national and local level in this section.

National

Localism Act

2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").

n. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights.
- Neighbourhood planning.
- Housing.
- General power of competence.
- Empowering cities and other local areas.

2.3. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

2.4. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

Where —

a) a person proposes to make an application for planning permission for the development of any land in England; and

o. the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

2.5. Subsections (2) and (3) state:

p. The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land; and

a) The person must consult each specified person about the proposed application.

q. Subsection (4) outlines the requirements in regard to publicity of applications:

Publicity under subsection (2) must —

a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development; and

r. give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

s. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.

2.6. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (2024)

2.7. The Department for Communities and Local Government published the amended NPPF on 12 December 2024.

2.8. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

t. Paragraphs 40 to 47 address pre-application engagement and front-loading. Paragraph 40 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

u. Paragraph 41 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.

v. Similarly, paragraphs 137 to 138 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.

w. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

2.9. In March 2014, the Government issued the National Planning Practice Guidance as an online resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in March 2019 and subsequently December 2023 following updates to the NPPF.

2.10. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.

2.11. The 'Consultation and pre-decision matters' identifies that:

- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and
- Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

2.12. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.

2.13. Appendix 1 of the SCI provides guidance on developer-led early engagement.

2.14. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.

2.15. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.

2.16. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

2.17. This section has set out the relevant elements of planning policy that relate to the formulation of development proposals during the pre-application stage. This includes the requirements to engage at a national and local level.

3. Consultation Strategy and Responses

3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.

3.2. This RMA builds upon the established principles of the development as approved under the OPP. Matters relevant to the determination of the RMA (i.e., detailed design relating to appearance, layout, landscaping and scale) have been informed by consultation with statutory and non-statutory consultees. Proposals have been refined through this consultation process, ensuring sensitivity to the site's context and optimising its potential benefits.

Manchester City Council

Planning Officers

3.3. During the design development stages undertaken prior to the submission of this RMA, regular dialogue has taken place with MCC Planning Officers. A series of pre-application meetings were held between August 2024 - January 2025, alongside regular email correspondence.

3.4. The pre-application discussions elicited valuable feedback from MCC Planning Officers. The Officers acknowledged that the Proposed Development conforms with the parameters established by the OPP.

3.5. Through the pre-application process, constructive dialogue with Senior Officers led to key considerations being addressed within the planning application submission. These considerations, and the Applicant's response to the Officer's feedback, are outlined below:

- **Planning Strategy:** MCC Officers expressed support towards the Applicant's approach to submit a comprehensive RMA for the whole Site, alongside an application to discharge all pre-commencement conditions.

- **Stakeholder Engagement Strategy:** A thorough stakeholder engagement programme was proposed, which MCC Planning Officers supported. As per the OPP, the Officers encouraged the Applicant to liaise with neighbouring Ward Councillors. Accordingly, the Applicant invited them to Member Briefing Sessions to give their feedback on the proposals.

- **Massing:** The proposed massing for the development was discussed. MCC Officers noted compliance with the Parameter Plans and Design Code as approved under the OPP, which saw greatest height located within the centre of the Site. As part of the submission, the Applicant was encouraged to submit comparison plans showing the approved height parameter plans and the proposed height plans.

- **Layout:** MCC Officers were happy with the proposed layout, including the location of the Central Hub to the east of the Site. It was agreed that this would help to serve the wider campus. The Applicant was encouraged to consider how buildings at the edge of the Site would interact with surrounding residential neighbourhoods.

- **Transport:** MCC Officers supported the level of car and cycle parking provision, as well as proposals to enhance the pedestrian environment through the Site.

- **Landscaping, Trees and BNG:** MCC Officers were supportive towards the overall landscaping proposals, which seek to introduce a range of functional, aesthetically pleasing and ecologically rich spaces for students

to enjoy. The Applicant was encouraged to retain as many trees as possible, with the loss of any trees needing to be strongly justified. The Applicant was also encouraged to use best endeavours to achieve 10% BNG, ideally on site. However, if this could not be achieved, it could be achieved within the immediate surrounding area.

- **Materiality and Façade Treatment:** Multiple material and façade options for the various buildings across the Site were presented to MCC Officers. This also included presenting specific material samples. The Officers understood the design rationale of the proposals, which was to provide a complementary yet varied palette across the Site. They also expressed support for the proposed samples. The Officers requested details regarding window reveal depths and ventilation / extraction equipment, to be submitted alongside the application.

3.6. Further details of how the proposals address each of the above points are provided within the accompanying application documents.

3.7. The Applicant will continue to work positively and proactively with Officers during the determination of the Application, responding to any issues that are raised during the formal consultation process.

Technical Officers

3.8. The technical team has engaged with relevant technical officers at MCC.

3.9. Most notably, a meeting was held with MCC Highways and TfGM on 9 September 2024 to discuss the scope of supporting Transport Documents, including the Transport Assessment and Travel Plan. A further meeting is being organised to discuss off-site highways works and mitigation measures, and the appropriate mechanism to secure these.

3.10. A meeting with MCC Waste Officers was held on 15 January 2025 to agree the waste strategy.

3.11. A meeting with the MCC Tree Officer was held on 3 October 2024 to agree the tree strategy approach, tree removal, landscape proposal, construction zones and mitigation measures in case any encroachment is done to trees.

3.12. A meeting was held with the Greater Manchester Ecology Unit (GMEU) on 4 February 2025, to discuss the proposed Biodiversity Net Gain (BNG) strategy and approach to biodiversity enhancements across the Site. At the meeting, GMEU vocalised their support towards the proposed strategy and approach to biodiversity net gain.

Local Ward Councillors

3.13. On 15 November 2024, a detailed email was sent to Ward Councillors in the Fallowfield ward, along with neighbouring Councillors from Rusholme, Withington and Levenshulme to provide information of the emerging proposals ahead of the public consultation.

3.14. The email outlined the Site, the background to the project, and the purpose and scope of the upcoming RMA. The correspondence included the offer of a Briefing to Members to explain the proposals in more detail.

3.15. In response to this email, Fallowfield, Rusholme, Withington and Levenshulme Ward Councillors agreed to attend the member briefings.

3.16. The first virtual Member Briefing was held on 2 December 2024, which was attended by Cllr Ahmed Ali, Cllr Jill Lovecy and Cllr Rabnawaz Akbar from Rusholme ward; Cllr Gavin White from Withington ward; Cllr Jade Doswell from Fallowfield ward; and Dzidra Noor from Levenshulme ward.

3.17. The second virtual Member Briefings was held on 9 December 2024 which was attended by Cllr Chris Wills from Withington ward, Cllr Ghazala Sadiq from Fallowfield ward and Dzidra Noor from Levenshulme ward.

3.18. Key comments and discussion are highlighted in Table 2 . We have noted where comments raised are material to the determination of an RMA:

Table 2- Summary of feedback from Ward Councillors

Theme	Comments Received	Response
Affordability and Bursaries	Councillors expressed concerns regarding the affordability of the rooms and UoM's pricing strategy. Councillors queried the bursaries to be provided to first year students.	The new accommodation will include an ensuite offer, with prices that will sit near the top of the range of rents. However, the University is committed to providing a diverse range of accommodation across their residential portfolio. There is an established and wide-ranging ladder of rents, including significantly cheaper, older ensuite accommodation, and 1,245 non-ensuite bedrooms at Whitworth Park. It is important to note that even with the higher-end rents in the new development, the University's accommodation portfolio still offers a competitive alternative to the often-expensive private rental market. The University is also introducing a new accommodation bursary - £2,000 will be available for 150 low income/vulnerable applicants each year (identified through established means testing protocols) across the University portfolio, with further details to be established.
Consultation	Councillors queried how consultation comments will be analysed so that they can ensure feedback has been picked up.	All comments received through the various consultation channels will be collected and organised. Feedback will be categorized by topic to identify key themes and recurring concerns. To ensure transparency and provide comfort to Councillors that all feedback has been addressed and responded to, a schedule of feedback and responses has been shared with Councillors. Furthermore, this Statement of Consultation summarises key concerns raised during the consultation process, and our responses to the feedback.
Biodiversity	Councillors queried if the proposed development would achieve 10% Biodiversity Net Gain (BNG). They also suggested going beyond 10% would be welcomed. There were also suggestions to engage with residents to hear their suggestions for BNG improvements, off site gains.	The Biodiversity Net Gain Assessment submitted alongside this application demonstrates that the Proposed Development will result in a Biodiversity Net Gain (BNG) of over 10%. To understand more about how the Proposed Development could enhance biodiversity within the surrounding area, members of the project team attended a tree, biodiversity and nature walk at Firs Botanical Garden on 7 February 2025. This was organised by a member of the 'Friends of Platt Fields' community group. It was agreed that the project team would explore opportunities to enhance biodiversity within the surrounding area, tying in with existing

Theme	Comments Received	Response
		initiatives. We welcome further discussions with this group.
Safety	Regarding the woodland walking trail, Councillors queried how safety would be maintained.	In terms of student safety, CCTV cameras will be located throughout the new development area. The existing nine-pole mounted CCTV cameras which cover the campus will be retained, with two of these being moved locally to avoid new circulation routes, and a series of building mounted cameras will monitor building entrances and areas around the residential blocks. The University's Campus Support & Security team, based on-site at the Fallowfield Campus, will monitor the cameras and respond to any issues as necessary on a 24/7 basis. This team also routinely patrol the campus. Additionally, the ResLife team will provide pastoral care and a support service outside of normal office hours - any significant issues will continue to be escalated to more senior staff, who cover an out of hours rota. The Proposed Development will also have well-lit routes throughout the Site to ensure safety. Please refer to the External Lighting Strategy submitted with this application for further details.
Pedestrian Crossings	Councillors queried the implementation of pedestrian crossings. Councillors stated that Fallowfield Councillors were working on a District Centre Improvement Plan for Wilmslow Road. Suggestion made to link in with highways regarding pedestrian crossings.	The Proposed Development does not include any new pedestrian crossing points. As detailed within the accompanying Transport Assessment, the maximum increase in pedestrian demand at the crossings near the development is 2.6 people per minute, which occurs at Wilmslow Road crossing X7. On the other crossings, the net increase in pedestrian demand is not expected to have a significant impact on the surrounding pedestrian network. Up to 8.2 people per minute (two-way) are estimated to use the Wilmslow Road pedestrian crossing X7 following the completion of the development. However, our Transport Consultants have advised that with a crossing width of around 5m, this would not have a significant impact on the pedestrian infrastructure, or upon pedestrian safety. At the time of submission, the District Centre Improvement Plan has not been publicised.
Commercial Offer	Councillors queried who would be taking up the retail offer.	There are no standalone retail spaces proposed within the Proposed Development. The proposed Central Hub

Theme	Comments Received	Response
		will provide centralised catering facilities and event spaces, which will be managed by the University.
Car Parking	Councillors queried how much car parking was being offered and who would manage the parking.	A total of 17 accessible parking spaces are proposed, located along the northern edge of the site, near Sheavyn House. These are associated with 21 designated accessible student bedrooms, all within the northern half of the campus. All of these car parking spaces will have active EV charging. The University of Manchester will be responsible for managing car parking within the site boundary.
Servicing and Deliveries	Councillors asked for further information regarding the proposed servicing strategy. Councillors expressed concern that deliveries and HGVs on Old Hall Lane and Whitworth Lane would cause inconveniences, particularly during rush-hour associated with local schools.	This Application is submitted alongside a Deliveries and Servicing Plan, prepared by Buro Happold. This provides detailed information as to how the Site will be serviced during operation. The Application is also submitted alongside a Transport Assessment, which explains that the Proposed Development will give rise to an additional five LGVs and two HGVs visiting the campus per day (though most of these will not enter the red-line boundary). This is not expected to have a discernible impact on the surrounding highway network. Where possible, servicing will also be scheduled to avoid network peak periods.
Healthcare	Councillors asked what healthcare services would be provided for students, and whether the Proposed Development would have an impact on GP services.	It is expected that most students will take up existing health services provided by the University, and therefore the Proposed Development will not have an impact on GP services.
Social Value	Councillors queried the social value of the proposals.	Viridis has committed to establishing the Fallowfield Foundation. Its purpose will be to support members of the local community or residents in reaching social or educational achievements. The fund will be managed and topped up annually from proceeds of the Viridis Consortium's returns to ensure that the fund can continue to support the Fallowfield community throughout the life of the contract.

Theme	Comments Received	Response
Height	Councillors queried how tall would the highest building be.	The tallest building will be at 15 storeys (+85.625 AOD). Proposals fully accord with the parameters set by the OPP, including quantum of development, plot coverage, height and uses.
Allocation of units	Councillors queried whether accommodation would be offered to second and third year students.	Predominantly, the residents will be first year undergraduates, both UK and international, however the additional rooms will provide an opportunity for the University to offer more bedrooms to returning (non-first year) students. The distribution of student types within the accommodation are yet to be finalised but will be confirmed in due course.
Impact on Local Housing Market	Councillors queried the impacts of the Proposed Development upon the local housing market.	The number of PBSA bedspaces to be delivered has been set by the Outline Planning Permission. As highlighted in the Statement of Community Engagement submitted alongside the Outline Planning Application, there is a significant undersupply of PBSA relative to the student population. Analysis conducted during the 2021/22 academic year indicated a student-to-bed ratio of 2.89, meaning almost three times as many students were seeking accommodation as there were dedicated PBSA beds. This shortage of purpose-built accommodation places pressure on the local housing market, increasing competition for traditional housing and HMOs. This can lead to rising rent levels and, in areas traditionally occupied by families, a scarcity of suitable housing. The Proposed Development therefore addresses a critical need for student accommodation in Manchester, which in turn, can help to alleviate pressure on the local housing market
Impact on Local Services	Councillors expressed concern regarding the pressure on services such as shops and medical facilities due to the proposals and increase in student numbers.	The number of PBSA bedspaces, and level of amenity spaces to be delivered, have been set by the Outline Planning Permission. Amenity and study space is provided at every scale of the development, from personal desk space within bedrooms to shared dining and living spaces in each cluster. The Local Hubs will provide dedicated social and study areas to cater for a larger number of students, as well as laundry facilities, post boxes and some support/managed functions. These facilities will further encourage students to interact, outside of their immediate blocks. The new Central Hub will accommodate students from across the wider campus and provide centralised

Theme	Comments Received	Response
		catering facilities and event spaces. A large communal green area, with seating, informal games and exercise facilities, will be located adjacent to the Central Hub - this space will occasionally be used for University-related events. It should be noted that the current site (and its amenity spaces) are open to all University of Manchester Students. We are not proposing to change this. The University also has on-campus medical facilities to cater to students. It is expected that most students will take up these facilities and therefore the Proposed Development will not have an impact on GP services.

Public Consultation

Overview

3.19. Public consultation took place between 5 December 2024 and 9 January 2025.

3.20. On 20 November 2024 consultation postcards were distributed to all residential and business addresses located within an agreed distribution area of approximately 3,313 addresses, which was the same distribution area as the OPP. The postcard introduced the proposals; and directed recipients towards the consultation website to find out more and provide their feedback, via the dedicated email. The consultation postcard is provided as Appendix 2.

3.21. A press release advertising the proposals was issued on 26 November 2024 to local media outlets to introduce the development proposals and publicise the consultation. As a result of issuing the press release, articles appeared in the following publications (Appendix 4):

- Student News
- The Tab
- The Mancunion
- Confidentials

3.22. The consultation website launched on 21 November 2024 informing visitors about upcoming RMA proposals.

3.23. The website was updated on 5 December 2024 to include more detailed information regarding the proposals, and also periodically throughout the consultation period to ensure it remained current regarding consultation dates and events. This related to the key reserved matters of appearance, scale, layout and landscaping. The website also provided visitors with the opportunity to provide any comments or raise questions. The window for comments was open from 5 December 2024 and 9 January 2025.

3.24. The public consultation webinar for students took place on 2 December 2024, between 2 and 3 pm. The webinar was attended by 12 students, who raised queries related to affordability, accessibility, landscaping and toilets. The event was advertised by University of Manchester Student Union.

3.25. Each question was answered by the webinar panel.

3.26. The public consultation webinar for the general public took place on 5 December 2024, between 6 and 7 pm. The webinar was attended by 6 people, raising 6 queries through the Q and A feature. Each question was answered by the webinar panel which included representatives from University of Manchester, Graham, Equitix, Sheppard Robson (architecture), Deloitte (planning) and Landscape Projects (landscape).

3.27. Two in person drop-in consultation events were held at Uttley House on the Fallowfield Campus on 11 December 2024 between 12 and 4 pm and on 12 December 2024 between 4 and 7 pm. The sessions provided an opportunity for members of the community to learn more about the proposals, meet members of the project team, and provide feedback. Physical feedback forms were available at the event. Copies of the display boards presented to the public are available in Appendix 5 of this Statement.

3.28. The dedicated website can be accessed here: https://www.manchester.ac.uk/about/governance/corporate-documents/campus-masterplan/fallowfield-consultation/#d.en.918005

3.29. 12 completed hardcopy forms were submitted at the consultation events, 26 responses were received by email and 4 responses were received through the webinar.

Comments Received

3.30. During the public consultation period, the website had a total of 510 unique visitors. 26 responses were submitted through email.

3.31. A total of 17 individuals attended the 2 in-person event. 12 completed hardcopy feedback forms were received.

3.32. Members of the public were presented with the following questions:

- Who are you responding as?
- What is your postcode?
- What are your thoughts on the layout of the Proposed Development?
- What are your thoughts on the appearance and scale of the Proposed Development?
- What are your thoughts on the proposed landscaping and public realm works?
- Do you have any other comments?

3.33. These questions were posed to encourage comments that would be material to the development of the proposals. Comments regarding the principle of development were not partial, as this was already approved by virtue of the OPP.

3.34. Table 3 considers the responses received to these questions.

Table 3- Summary of comments received in public consultation process.

Theme	Comments Received	Response
Affordability	Respondents criticised the decision to make all rooms ensuite as it would make the development too expensive, pricing out working-class students. They expressed concern that student accommodation should not be solely profit-driven and urge for a portion of units to be offered at a reduced rate. The proposed room prices were deemed expensive, even considering inflation, raising concerns about affordability and the local market's ability to absorb the overspill.	The new accommodation will include an ensuite offer, with prices that will sit near the top of the range of rents. However, the University is committed to providing a diverse range of accommodation across their residential portfolio. There is an established and wide-ranging ladder of rents, including significantly cheaper, older ensuite accommodation, and 1,245 non-ensuite bedrooms at Whitworth Park. It is important to note that even with the higher-end rents in the new development, the University's accommodation portfolio still offers a competitive alternative to the often-expensive private rental market. The University is also introducing a new accommodation bursary - £2,000 will be available for 150 low income/vulnerable applicants each year (identified through established means testing protocols) across the University portfolio, with further details to be established.
Appearance	Many respondents praised the design, choice of materials (particularly the red brick), and the premium look of the development,	Proposals fully accord with the approved Design Code. In terms of materiality, the chosen palette of warm red brick and cool grey reconstituted stone, creates a tonal range that defines each neighbourhood and gives them their own identity. Projecting brick details, cast in patterns and glazed

Theme	Comments Received	Response
	aligning with Manchester's historical architecture. Some respondents expressed concern that some proposed design elements, such as the use of glass and the inclusion of towers, might not be in harmony with the existing character of the surrounding area.	feature bricks, provide articulation and refinement, which will create visual interest across the site. This detailing and adornment has been carefully considered to be a contemporary interpretation of the notable listed buildings across the campus, including Ashburne Hall. Additionally, the intricate terracotta detailing reflects the Victorian terraces within the wider area.
Amenity Provision	Respondents supported the inclusion of on-site social and dining facilities. They believe this will help alleviate the current pressure on the local high street, which has become dominated by student-oriented businesses. Respondents queried whether the hub will be accessible to non-residents, including MMU students and the local community. Respondents raised concerns that if the hub is open to all students, it will further increase the student population in Fallowfield, exacerbating existing issues. They suggested restricting access to Owens Park residents only to prevent this. Suggestion for Fallowfield to regain a better balance between student and non-student populations. Respondents hoped that a well-equipped on-site hub will encourage students to remain within the development, allowing the local high street to diversify and cater to the wider community once again. There were concerns about the potential impact of new on-site businesses on the few remaining *"ordinary"* shops in the area.	The level of amenity provision has been established by the approved OPP. Amenity and study space is provided at every scale of the development, from personal desk space within bedrooms to shared dining and living spaces in each cluster. The Local Hubs will provide dedicated social and study areas to cater for a larger number of students, as well as laundry facilities, post boxes and some support/managed functions. These facilities will further encourage students to interact, outside of their immediate blocks. The new Central Hub will accommodate students from across the wider campus and provide centralised catering facilities and event spaces. A large communal green area, with seating, informal games and exercise facilities, will be located adjacent to the Central Hub - this space will occasionally be used for university-related events. The current site (and its amenity spaces) are open to all University of Manchester Students, and will remain so in the proposed development. In this respect, it is not anticipated to give rise to an increase in the local student population. To confirm, the Proposed Development does not include any new retail uses or businesses.
Boundary Treatments	Respondents suggested keeping the existing trees, walls, and fences that currently separate the Owens Park	Proposals accord with the approved *"Developable Area"*, highlighted on Parameter Plans. This means that the existing woodlands around the periphery of the Site will be retained. This will ensure an

Theme	Comments Received	Response
	site from the surrounding residential areas. There was a strong suggestion to maintain a distinct separation between the student accommodation and the Fallowfield district centre, citing examples like the University of Sheffield's Endcliffe accommodation. Respondents suggested retaining and enhancing boundaries would help preserve the residential character of the surrounding area and help maintain the identity of the surrounding area as distinct from the student campus. Respondents highlighted the importance of existing mature trees with a request for assurance that any necessary replacements will be of sufficient size to mitigate environmental and visual impact.	appropriate separation distance between the proposed development and the surrounding area.
Consultation	Respondents queried how student voices were being included in the project. Many respondents were unaware of the consultation, indicating a lack of effective communication and outreach. Those who were aware explained that they received very short notice, particularly concerning the December consultation held just before Christmas, a busy time for many. Respondents said consultation times were inconvenient for working individuals, hindering participation. They felt there was limited genuine engagement, describing the process as a *"tick box exercise."* Respondents said the lack of direct notification to residents, particularly those closest to the development,	A robust consultation exercise, as set out within this Statement, has been carried out in order to obtain as much feedback as possible, from a wide range of stakeholders. The consultation ran for approximately 6 weeks between 5 December 2024 to 9 January 2025. A total of 3,313 postcards were delivered to local addresses in the Fallowfield, Rusholme and Withington area to notify them of the public consultation and to direct them to the consultation website. They were issued with 2 weeks' notice. The consultation boundary is the same as used in the OPP. This boundary was agreed with MCC along with the consultation strategy. A public consultation webinar was held for the public on 5 December 2024 between 6 and 7 pm. A student-specific consultation event was held on 2 December 2024. Students were invited to attend the public consultation events on 11 and 12 December 2024. An in-person drop-in consultation event was held at Uttley House on the Fallowfield Campus on 11 December 2024 between 12 and 4pm and another

Theme	Comments Received	Response
	raises concerns about the inclusivity of the consultation process.	was held on 12 December 2024 between 4 pm and 7 pm. The timing of both effects were staggered to suit different working patterns. Both in-person events and online webinars were held to make these events accessible to everyone. One drop-in session was held in the early afternoon, and another in the late afternoon to ensure as many people as possible could attend the events. A recording of the webinar was also made available on the consultation website for those who could not attend the event. The consultation was also advertised through different media outlets. Press releases were also used to ensure news outlets picked up the consultation.
Public Benefits	Respondents queried how the development would benefit the local community.	The principle of development, and the benefits associated with the Proposed Development were fully explored at Outline Planning stage. To reiterate, the Proposed Development will deliver many benefits, including the delivery of much-needed student accommodation and amenity facilities; the delivery of well-designed public realm and substantial landscaping; biodiversity and ecological improvements; and new pedestrian and cycle routes. Please also refer to the Local Benefits Proposal submitted with this application for further details. Additionally, Viridis has committed to establishing the Fallowfield Foundation. Its purpose will be to support members of the local community or residents in reaching social or educational achievements. The fund will be managed and topped up annually from proceeds of Viridis Consortium's returns to ensure that the fund can continue to support the Fallowfield community throughout the life of the contract.
Height	Respondents said that high-rise towers are out of character with the existing low-rise, predominantly Victorian architecture of Fallowfield, which they value as a residential suburb. They want the development to reflect the domestic scale and heritage of the area, not impose a dramatically different urban form.	Proposals fully accord with the parameters set by the OPP, including quantum of development, plot coverage, height and uses. In relation to height specifically, a series of 'height zones' was established in the OPP, with the tallest buildings concentrated towards the centre of the Site. The OPP established that development will be stepped-back from the site boundary, and beyond the mature tree line, helping to conceal the massing

Theme	Comments Received	Response
	They raised concerns about the negative impact on the skyline, views from surrounding properties, and the overall aesthetic of the neighbourhood. They rejected the idea of Fallowfield resembling a city centre, with its cluster of towers, and want to preserve its suburban character. Respondents were concerned that the high-rise development will further reinforce the perception of Fallowfield as a student village, exacerbating existing tensions between student and non-student residents. There were suggestions or limiting building heights to a maximum of five storeys, aligning with the existing scale of the neighbourhood.	from view. Additionally, taller blocks will be orientated north-south, to limit the bulk of over shadowing.
	Some residents expressed concerns about the potential environmental impact of the high-rise structures, including overshadowing and microclimate effects.	The RMA will be supported by a suite of technical documents, including an Environmental Standards and Sustainability Statement, assessing the impacts of the proposed buildings upon the local environment.
Impact on Local Housing	There were concerns that the proposals will lead to more landlords buying houses in Fallowfield and turning them into poorly managed HMOs. This could make it harder for both students and other residents to find good, affordable housing in the area. Respondents also queried if there are any rules in place to limit how many houses landlords can buy.	It is not possible to introduce a cap on HMO landlords buying houses in the area, as part of a Planning Application.
Allocation of Bedspaces	Respondents suggested that adding 900 beds, primarily for first-year students, will worsen the existing oversaturation of the private rental market. They argue that this will lead to increased demand for off-campus accommodation from second and	Predominantly, the residents will be first year undergraduates, both UK and international. This is on the basis that these groups are covered by the University's *"Accommodation Guarantee"*. However, it should be noted that the provision of additional rooms will provide an opportunity for the University to offer more bedrooms to returning (non-first year) students. The distribution of student types within the

Theme	Comments Received	Response
	third-year students, further driving up prices and pushing out families. It was suggested that the new accommodation will not free up existing HMOs for family use, as the University primarily allocates on-campus housing to first-year students. They suggested the University to allocate at least 50% of the new accommodation to returning students. This could help alleviate pressure on the local housing market, potentially releasing HMOs back into family ownership and creating a more balanced community.	accommodation yet to be finalised, but will be confirmed in due course.
Landscaping and Trees	Residents welcome the inclusion of green spaces, recognising their benefits for well-being and the environment. There's a strong preference for retaining existing trees, especially mature ones, within the development's design. The loss of 82 mature trees, including some dating back to the Victorian era, is a significant concern. Residents question whether 246 new trees adequately compensate for the ecological value of the mature trees being removed. A robust biodiversity net gain is crucial, with suggestions for diverse plantings, forest gardens, and mini forests. Integrating the development's green spaces with nearby parks and the Fallowfield Loop is recommended.	The Proposed Development carefully balances the need for new buildings with the preservation and enhancement of the site's landscape. While construction necessitates the removal of 76 trees (41 small, 34 medium, and 2 large) (a reduction since consultation) from the central area, the development prioritises the retention of all Category A trees and the vital mature woodland belt along Wilmslow Road and Mosely Road. A minimum of 267 new trees will be planted, exceeding the number of trees removed by a ratio of 3:1. These new trees will be chosen for their climate resilience and contribution to biodiversity. Existing woodland, hedgerow, and grassland areas will be enriched with new native plant species, further supporting local flora and fauna. New green roofs and swales will be incorporated into the design, providing additional habitats for various species. Nesting and roosting boxes, along with insect hotels, will be strategically placed throughout the site to provide shelter and breeding opportunities for bats, birds, and invertebrates. The application is submitted alongside a comprehensive and robust Biodiversity Net Gain Assessment (BNG) which confirms the development will result in a Biodiversity Net Gain (BNG) of over 10%.

Theme	Comments Received	Response
	Ongoing maintenance to ensure the health and biodiversity of the green spaces is essential. Assurances are needed that existing trees and vegetation will be adequately protected throughout the construction process.	The submitted Landscape Strategy details how best endeavours have been taken to integrate the Proposed Development, and its network of green spaces, into the local surrounding area. To ensure that the proposed landscaping is carefully managed and maintained, Landscape Projects have prepared a Landscape Maintenance and Management Strategy, which is submitted alongside this application. Best endeavours will be taken to protect trees and vegetation during construction, The Construction Environmental Management Plan, submitted alongside this application, has been informed by the submitted Arboricultural Report and includes detail on how trees will be protected.
Late Night Activity	Residents are concerned that the influx of 5400 students into the new campus, coupled with the already high concentration of student HMOs (71.56% of housing stock) on "The Brow," will exacerbate the existing issues associated with late-night activity. They urge for a halt to new takeaway and licensed premises, a review of existing establishments to enforce earlier closing times (midnight), and strict implementation of the new "Special Licensing Policy" to protect Fallowfield's residential character.	The principle of development has already been established by virtue of the Outline Planning Permission. It is not possible to control matters such as takeaways and licensing, outside of the red line boundary, as part of this Planning Application.
Layout	Some respondents praised the layout, noting its variety of buildings, emphasis on sustainability, ease of navigation, and inclusion of green spaces. Some respondents found the layout acceptable or fine as long as it respects existing boundaries.	The comments were noted.
	Respondents commented that there was a change in layout from previous consultations, with hub/ local	The previous masterplan was illustrative only. Additionally, as shown on the Access Plan (approved under the Outline Planning Permission), there was

Theme	Comments Received	Response
	amenities accessible from Wilmslow Rd for general public.	always going to be a primary access point on Wilmslow Road. The Central Hub will be accessible to all University of Manchester students (but not members of the public).
Lifespan of Development	Respondents raised concerns over the stated 50-60 year lifespan of the new buildings, considering it too short and unsustainable compared to older University structures and the surrounding Victorian houses. The short lifespan is seen as environmentally unfriendly, implying frequent demolition and rebuilding with associated waste and resource consumption. Respondents suggested the use of high-quality materials to ensure a lifespan comparable to the existing century-old homes in the area.	The lifespan of the partnership between the Operator and the University is 50 years. The buildings themselves are designed to exceed this timeframe, with the reinforced concrete structure having a design life exceeding 50 years. While individual building components, such as windows and M&E equipment, may have varying lifespans, a comprehensive approach to maintenance and upgrades is embedded within the development plan. This will ensure continued efficiency, optimal performance, and adherence to evolving standards throughout the buildings' lifespan."
Name of Development	Respondents expressed concern about renaming the development "Fallowfield Campus," highlighting concerns about community identity and the perception of student dominance. There were concerns that the name will extend the perceived boundaries of the University's domain, encroaching further into the residential areas.	The University of Manchester names its campuses after the part of the city in which it is located (i.e., Victoria Park Campus, City Campus and Fallowfield Campus). The new development will be situated on the Fallowfield Campus, and will consist of 5 neighbourhoods (or Halls of Residence), that will each have a name and a distinct community. The retained accommodation on the campus (in addition to the new buildings) will result in 10 distinct neighbourhoods, each with their own name and each to be seen as part of a single residential campus, with access to shared amenity spaces. The names of the 5 new neighbourhoods have not been decided yet.
Overall Impact of Development	Respondents expressed concerns that the development will exacerbate the existing imbalance in Fallowfield, turning it into a *"student ghetto"* and driving out long-term residents. Respondents expressed concerns over existing issues like noise pollution, litter, and a sense of disrespect from the student	The application is to be submitted alongside a suite of technical documents, demonstrating that the proposed development will be technically sound, with no adverse impacts on the local area. Student management has been carefully considered within the development proposals. The University ResLife team will continue to live on-site - the team are there to respond to all issues, including noise complaints. In addition to this, as part of the induction process, all students are required to complete an online module which includes behaviour

Theme	Comments Received	Response
	population, fearing these problems will worsen. Respondents were worried over the loss of Fallowfield's former identity as a diverse and vibrant community, replaced by a student-dominated environment.	expectations. Within the student halls, it is requested that noise levels are reduced after 11pm - any students in breach of these expectations are taken through an appropriate disciplinary process. When the Central Hub is used as a venue, additional door control staff will be hired to assist in dispersing students at the end of the night. Through Manchester Student Homes and the wider partnership with Manchester City Council and GMP, expectations for off campus behaviour are reiterated through communications and events. Poor behaviour is dealt with through the University disciplinary process.
	They raised concerns about the capacity of local infrastructure and services, including transportation, shops, healthcare, and waste management, to handle the influx of students.	Amenity and study space is provided at every scale of the development, from personal desk space within bedrooms to shared dining and living spaces in each cluster. The Local Hubs will provide dedicated social and study areas to cater for a larger number of students, as well as laundry facilities, post boxes and some support/managed functions. These facilities will further encourage students to interact, outside of their immediate blocks. The new Central Hub will accommodate students from across the wider campus and provide centralised catering facilities and event spaces. A large communal green area, with seating, informal games and exercise facilities, will be located adjacent to the Central Hub - this space will occasionally be used for University-related events. The level of amenity provision has been established within the approved Outline planning application for the Proposed Development.
	Respondents called for the reduction in the development's scale, arguing that a smaller, well-planned project would be less disruptive.	Proposals fully accord with the parameters set by the OPP, including quantum of development, plot coverage, height and uses.
Principle of Development	Some respondents supported the redevelopment, citing the need to replace outdated facilities like Oak House. Some respondents accept Fallowfield as a "student area" and believe the project will benefit all, trusting	The principle of development has already been established by virtue of the Outline Planning Permission. Proposals fully accord with the parameters set by the OPP, including quantum of development, plot coverage, height and uses.

Theme	Comments Received	Response
	existing channels to address student behaviour issues. Some respondents worry the development will worsen the existing student-resident imbalance, hindering efforts to create a sustainable, mixed community. Some respondents while acknowledging organized opposition, believe many have adapted to a student-dominated Fallowfield and support the project	
	Respondents said that the area already struggles to cope with the current student population, even with existing accommodation buildings not at capacity. Adding 2,000 more students is excessive and unsustainable. Respondents questioned the need for such a large expansion, citing declining student enrolment trends. There were concerns about the lack of plans to integrate the increased student population into the wider community.	The University has a comprehensive Student Management Plan to address both on- and off-campus behaviour. On-site Reslife teams respond to issues, including noise complaints, while all students complete mandatory training on behaviour expectations. Noise reduction is requested after 11pm in halls, with a disciplinary process for breaches. When the Central Hub hosts events, additional staff assist with student dispersal. Off-campus, expectations are communicated through partnerships with Manchester Student Homes, the council, and GMP, with poor behaviour addressed through University disciplinary procedures. The University also manages student arrivals and departures, working with Derwent FM to provide dedicated teams, staggered move-in/out periods, and designated drop-off points, minimizing disruption for the entire Fallowfield campus.
Programme	Respondents queried when the development would be completed and be operational.	The construction programme for the proposed development is scheduled to commence in June 2025 and conclude in September 2030. A phased programme of delivery, incorporating an off-site construction methodology, will be implemented to help manage and reduce disruption to the students and local community. Viridis will provide accurate programme updates via a number of different platforms, including a bespoke Fallowfield Campus website, with key contacts and information (exact weblink to be communicated via current information website www.manchester.ac.uk/fallowfieldconsultation), to ensure the local community are well-informed. Other tools to communicate progress and to provide information regarding planned works include

Theme	Comments Received	Response
		newsletters (Lookahead) and neighbourhood liaison meetings.
Student Management	Respondents linked the influx of students in HMOs to increased litter and late-night noise, particularly in areas with high student concentrations. They call for stricter enforcement, potential curfews, increased nighttime patrols, and University-led initiatives like professional litter picking, "good citizen" training for 1st-year students, and an 11 pm curfew for those in HMOs. They fear the development will exacerbate these issues, creating an unsustainable living environment for families.	The University has a comprehensive Student Management Plan to address both on- and off-campus behaviour. On-site ResLife teams respond to issues, including noise complaints, while all students complete mandatory training on behaviour expectations. Noise reduction is requested after 11pm in halls, with a disciplinary process for breaches. When the Central Hub hosts events, additional staff assist with student dispersal. Off-campus, expectations are communicated through partnerships with Manchester Student Homes, the council, and GMP, with poor behaviour addressed through University disciplinary procedures. The University also manages student arrivals and departures, working with Derwent FM to provide dedicated teams, staggered move-in/out periods, and designated drop-off points, minimizing disruption for the entire Fallowfield campus.
	Respondents expressed fears about personal safety due to increased crime, drug use, and the presence of vulnerable individuals in the area. They call for better education for students about these dangers and proactive measures to improve safety.	In terms of student safety, CCTV cameras will be located throughout the new development area - the existing nine-pole mounted CCTV cameras which cover the campus will be retained, with two of these being moved locally to avoid new circulation routes, and a series of building mounted cameras will monitor building entrances and areas around the residential blocks. The University's Campus Support & Security team, based on-site at the Fallowfield Campus, will monitor the cameras and respond to any issues as necessary on a 24/7 basis. This team also routinely patrol the campus. Additionally, the Reslife team will provide pastoral care and a support service outside of normal office hours - any significant issues will continue to be escalated to more senior staff, who cover an out of hours rota.
Transport	Respondents raised concerns about severe overcrowding on existing bus routes, particularly during peak hours, making it difficult for both students and residents to commute. The current bus service cannot accommodate the additional demand from thousands of new students, leading to fears of further	The modest increase in bus trips generated by the development would add to existing capacity and operational issues which would be addressed through a range of options. The Applicant team commits to further dialogue with MCC and TfGM to identify the most effective solution(s) and it is proposed that these be assessed through a 'vision and validate' approach, aligned with the NPPF update, whereby the impact of the development is re-assessed once it become operational to confirm

Theme	Comments Received	Response
	delays, overcrowding, and inconvenience for all. Respondents said there was a lack of detailed plans or solutions from the University or developers to address the anticipated strain on public transportation.	what the most effective mitigation is and this is then applied and reassessed to confirm its effect.
	Respondents said the reduction in on-site parking is acknowledged, but residents anticipate that students will bring cars regardless, leading to increased pressure on street parking in surrounding areas. Respondents suggested implementing residential parking schemes, similar to successful models in other areas, to alleviate parking difficulties caused by the influx of student vehicles.	The Project Transport Consultants have worked closely with Manchester City Council Highways and Transport for Greater Manchester, to understand the capacity and condition of existing car parking spaces at the campus and within the local area. A total of 17 accessible parking spaces are proposed, located along the northern edge of the site, near Sheavyn House. These are associated with 21 designated accessible student bedrooms, all within the northern half of the campus (not all of which will require accessible parking). All of these car parking spaces will have active EV charging.
	Respondents suggested improving pedestrian and cycling infrastructure, including safer crossings, better-maintained paths, and dedicated cycle routes connecting to the wider area.	The proposed development includes a range of 'hard measures' embedded in the proposals to encourage active travel, including extensive secure cycle parking and reduced car parking to discourage private car use.

Meetings with Members of the Local Community

3.35. In addition to the above public consultation response process, two meetings were undertaken with members of the local community to address their specific concerns.

3.36. On 23 January, the project team met with a resident to walkaround the Fallowfield Brow area. The purpose of the meeting was to discuss the resident's specific concerns regarding: the impacts of the proposed development on the local housing market building height; the provision of housing for students in second and third years; student management; and transport impacts.

3.37. The meeting was attended by relevant members of the technical team (social value, transport and planning representatives), to hear the concerns and queries of the resident and to outline first-hand how the proposals had been developed to respond to the resident's concerns.

3.38. A separate second in-person walk around at the Firs Botanical Gardens and Uttley House took place on 7 February 2025, with a local resident, who was a member of the 'Friends of Platt Fields' community group. The purpose of this session was to discuss matters related to BNG, ecology and landscaping. The project team were keen to understand how the Proposed Development could tie in, and link with biodiversity and landscaping works within the surrounding area.

3.39. The meeting was attended by relevant members of the technical team (ecology, landscaping and planning representatives). The meeting provided an opportunity for the technical team to hear and respond to the key comments and queries of the resident, and to outline first-hand how the proposals have been designed in response to these. The team were able to provide comfort regarding the robust approach taken to BNG and tree retention, and the positive outcomes of the Proposed Development (i.e., uplift of over 10%, utilising a mix of native and non-native species across the Site).

4. Summary and Conclusion

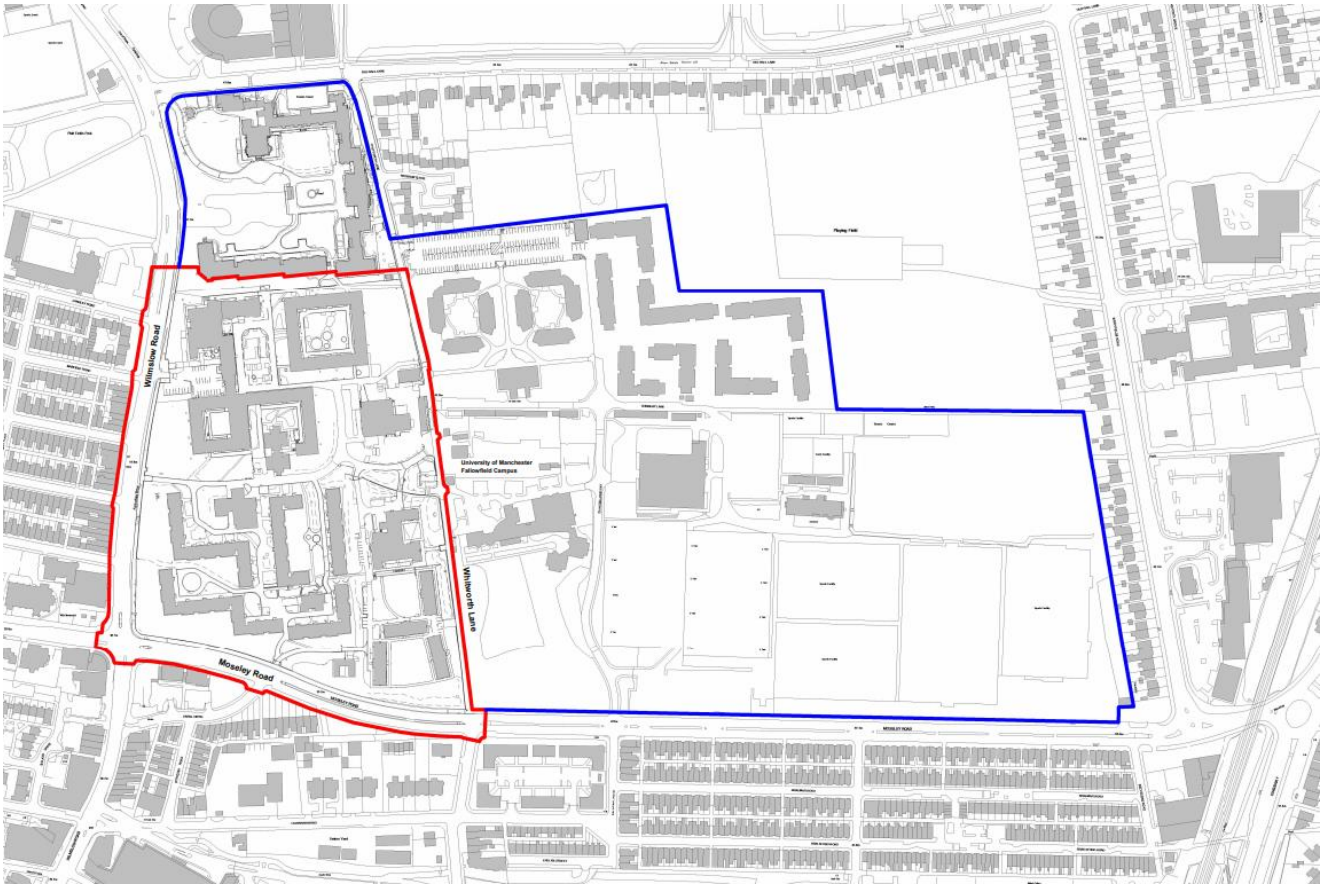
4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement. The engagement strategy has focussed on a wide range of consultees including residents, students, nearby landowners and occupiers.

4.2. To keep all interested parties up to date, the Proposed Development has been the subject of pre-application consultation with numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local landowners and businesses, Ward Councillors, other Statutory Consultees, and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the Reserved Matters Application.

4.3. A number of constructive responses were received from the local community during the consultation period and the main issues raised have been directly addressed within this Statement (and where relevant have been incorporated into the final proposals).

4.4. Moving forward with the project, the Applicant is committed to ensuring continued engagement with the consultation process, via the formal statutory planning procedure managed by the Local Planning Authority. Subject to planning permission being granted, the Applicant will continue to engage with the local community over the course of the construction and operational phases of the development.

Appendix 1- Site Location Plan



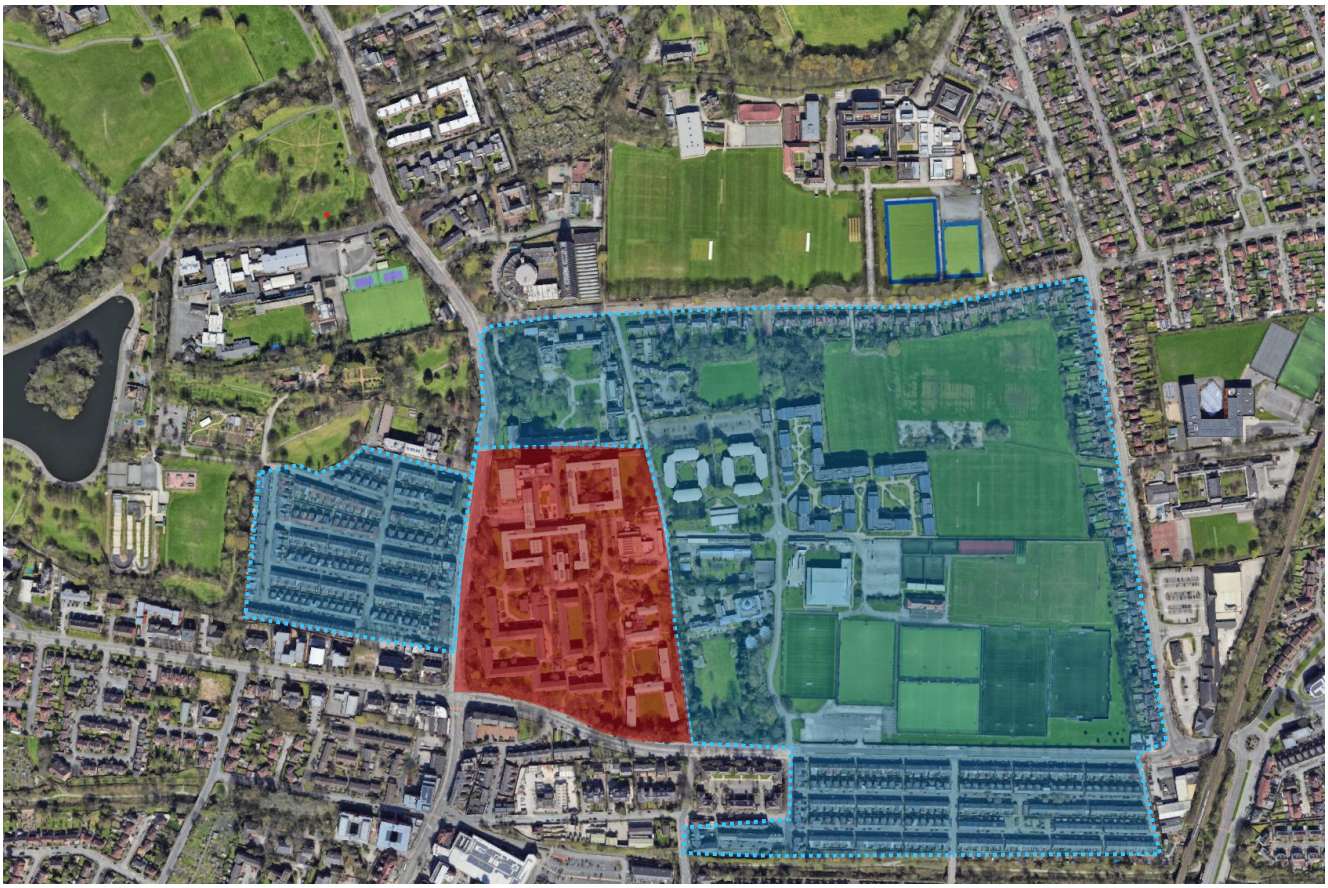
The Site has been marked in red.

Appendix 2- Consultation Postcard





Appendix 3- Consultation Boundary



Consultation Boundary marked by blue. The Site has been marked in red.

Appendix 4- Press Release

STUDENT NEWS

News, information and events for your Manchester student life

LATEST NEWS EVENTS SUPPORT AND ADVICE STUDENT LIFE

STUDENT LIFE

26 November, 2024 · By Student news team



Help us improve Fallowfield Campus

We are partnering with Viridis to progress with our plans to provide modern and sustainable student accommodation at Fallowfield Campus, covering Owens Park, Oak House and Woolton Hall.

This exciting redevelopment will deliver 3,300 high end student bed spaces, along with dedicated amenity space, staff accommodation, ancillary residential dwellings and greenspace.

Where are we now?

We are now preparing a 'Reserved Matters' planning application, which will provide details on appearance, landscaping layout and scale. Before we submit this application later this year, we are keen to hear feedback from you and our local community.

How can I get involved?

We are offering different ways for you to get involved to ensure your voice is heard:

Join us in-person

Visit our public drop-in events at Uttley House, Chancellors Way, Fallowfield, Manchester, M14 6NN at the following times:

- Wednesday 11th December 2024, 12-4pm
- Thursday 12th December 2024, 3-7pm

Join us online

- Sign up to our Student Open Meeting taking place Monday 2nd December 2024, 2-3pm.
- Sign up to our live public webinar on Thursday 5th December 2024, 6-7pm by sending an email to consultation@deloitte.co.uk and an invitation will be issued. The webinar will then be uploaded onto the consultation website.
- Visit our public consultation website and complete our online survey, which opens from Thursday 5th December 2024.
- Email consultation@deloitte.co.uk referencing 'Fallowfield Consultation'. Please submit feedback by Monday 9th January 2025.

Appendix 5- Consultation Board



MANCHESTER 1824
The University of Manchester

VIRIDIS LIVING

03

University of Manchester

Public Consultation I December 2024

Objectives

- Meeting accommodation demand
- Modern and sustainable accomodation
- Inclusive student environment
- Catering for different price points relative to wider market in the city

What is happening next?

Site wide Reserved Matters application to be submitted in early 2025

Public Consultation:
5th December 2024
– 9th January 2025



MANCHESTER 1824
The University of Manchester

VIRIDIS LIVING

02

University of Manchester

Public Consultation I December 2024

The Site

The extent of the Site is shown in red, with the wider Fallowfield Campus outlined in blue (see diagram below).

Currently the Site includes a range of student residential accommodation, support and service buildings and outdoor space. The Site is approximately 9.5 hectares in size. To the north, the Site was defined by Owens Park Tower (visible in the image below), which is in the process of being demolished.

The current application maintains the same red line area, as per the approved outline application.

The intention is to create a residential scheme that harnesses the rich history and culture of Fallowfield and binds it together with current and future student demands. The current Fallowfield Campus has been considered within the design at all times.

Site Location Plan

What has happened so far?

Outline Planning Permission granted for:

- 3,300 student bedspaces and focused student support accommodation for Reslife
- 1,200 sq. m. ancillary residential dwellings
- 4,500 sq. m. ancillary floorspace for student support, study and extra-curricular activities
- Cycle and car parking, circulation space, public realm, green infrastructure and open spaces



Site Location

University of Manchester

Public Consultation I December 2024

Proposal | Layout

General

The general site organisation is that of accommodation blocks set within a landscape arranged to create five vibrant new neighbourhoods each with their own identity and sense of place.

The buildable development areas, exclusion zones and connectivity diagrams have been carefully interpreted to maximise the qualities of the site and its spatial context in relation to both the University campus and the wider Fallowfield community.

A new primary avenue connects the existing main entrance to the west (on Wilmslow Road) along a colonnaded and animated street scene to the new central hub facility on the eastern boundary.

A secondary hierarchy of planned routes and vistas help legibility and way finding around the site, contributing towards a community focused solution.



Proposed Site Layout



Illustrative landscaping diagram

- Terraces of ground floor flats
- Residential courtyard gardens
- Informal greenspace
- Open greenspace
- Public square and main route
- Growing spaces
- Main circuit route
- Perimeter walking/activity route
- Wilmslow - Richmond link



Illustrative CGI

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05

University of Manchester

Public Consultation I December 2024

Proposal | Scale

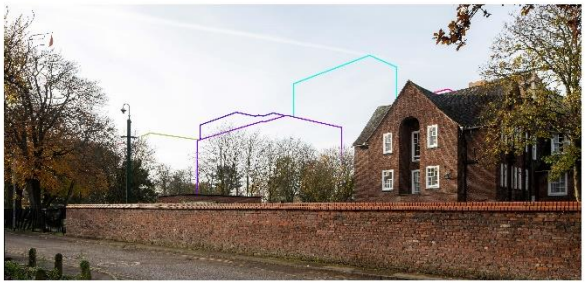
- Existing Owens Park blocks predominantly between 3 and 4 storeys
- Owens Park Tower (currently being demolished) is 19 storeys
- Proposed blocks are a mix between 5 and 15 storeys
- Predominantly 6 storey blocks to the perimeter



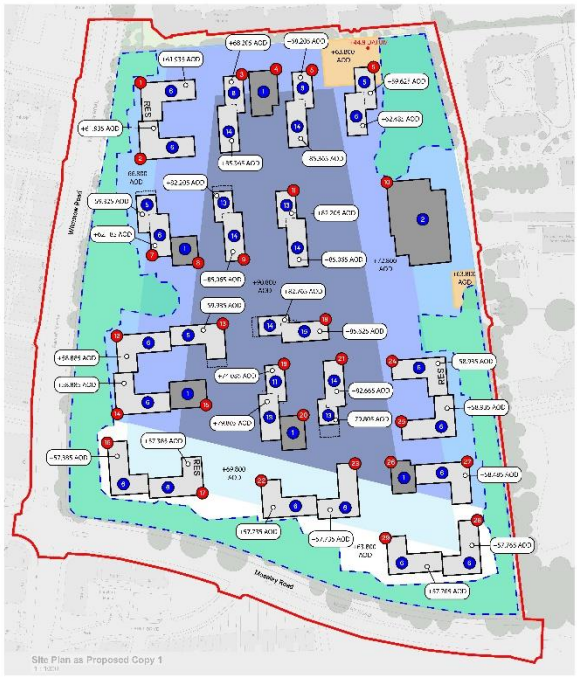
View from the junction of Wilmslow Road and Moseley Road.
Note massing is not visible beyond the tree line



View looking west along Gunnery Lane



View looking southwest from Whitworth Lane near Ashbourne Hall

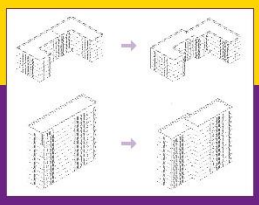


The above plan shows the proposed buildings' heights set against the massing zones established in the Approved Outline Parameters. The storey heights are shown in the blue circles, while the "AOD" (Above Ordinance Datum) reflects the true geographical elevation (usually from sea level). The parameters sought to limit height around the perimeter of the site and establish zones of increased scale towards the centre. This approach has been carefully adhered to in the design with the "L" block consistently at 6 storeys around the perimeter with the taller "S" blocks running through the middle.

Proposed Scheme overlaid on Outline Height Parameters

Block massing is stepped and articulated in order to break up and prevent the appearance of monolithic façades. Further articulation is provided by cutbacks and colonnades to provide shelter and to animate the routes around the site.

Building Typologies



Building typologies have evolved through design development to comprise two main types intended to serve alternative purposes.

A series of 'L' blocks are located around the perimeter of the site and arranged to form inward facing courtyards giving a sense of enclosure and seclusion.

The taller articulated 'S' blocks run through and define the centre of the site to frame and support the movement patterns and also benefit from longer views to the surrounding areas.

University of Manchester

Public Consultation I December 2024

Proposal | Appearance



Illustrative CGI

The overall appearance is one of a confident and contextual expression of brick and reconstituted stone buildings set in lush green landscape.

This limited palette of materials has been chosen to reflect and sit sympathetically with the Fallowfield Campus and wider area; the old and new alike.

A subtle tonal range in the materiality is provided in the form of warm light and dark red bricks to reflect the domestic scale and heritage of the site, and cooler greys for the reconstituted stone that respond to the semi urban modernity.

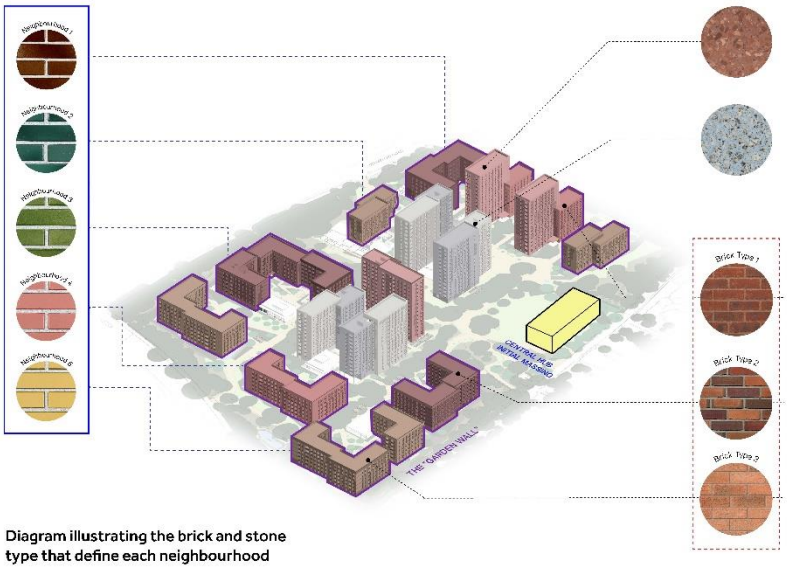
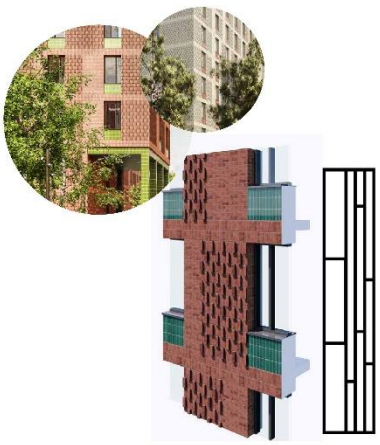


Diagram illustrating the brick and stone type that define each neighbourhood



Neighbourhood 1 & 2
Brick relief pattern 1

Example of decorative brick pattern and vent panels to windows

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Proposal | Landscaping

- The development proposal prioritises the retention of existing trees, particularly along Wilmslow Road and Moseley Road. While 82 trees will be removed for construction, a minimum of 246 new trees will be planted, enhancing the Site's long-term resilience and biodiversity.
- The proposal also includes enriching existing habitats and the introduction of new ones, such as green roofs and swales, to further bolster biodiversity. Provisions for nesting boxes and insect hotels will further support local fauna.
- The Site's landscape will feature a hierarchy of spaces, including a central communal greenspace, a public east-west walkway, a private residential garden area, a main pedestrian route, and courtyard gardens. A perimeter woodland walk will offer a fitness trail and tranquil seating areas.

Lighting and Security

Adequate lighting and safety precautions have been carefully considered as part of the proposals to ensure the development provides an inclusive environment for all.



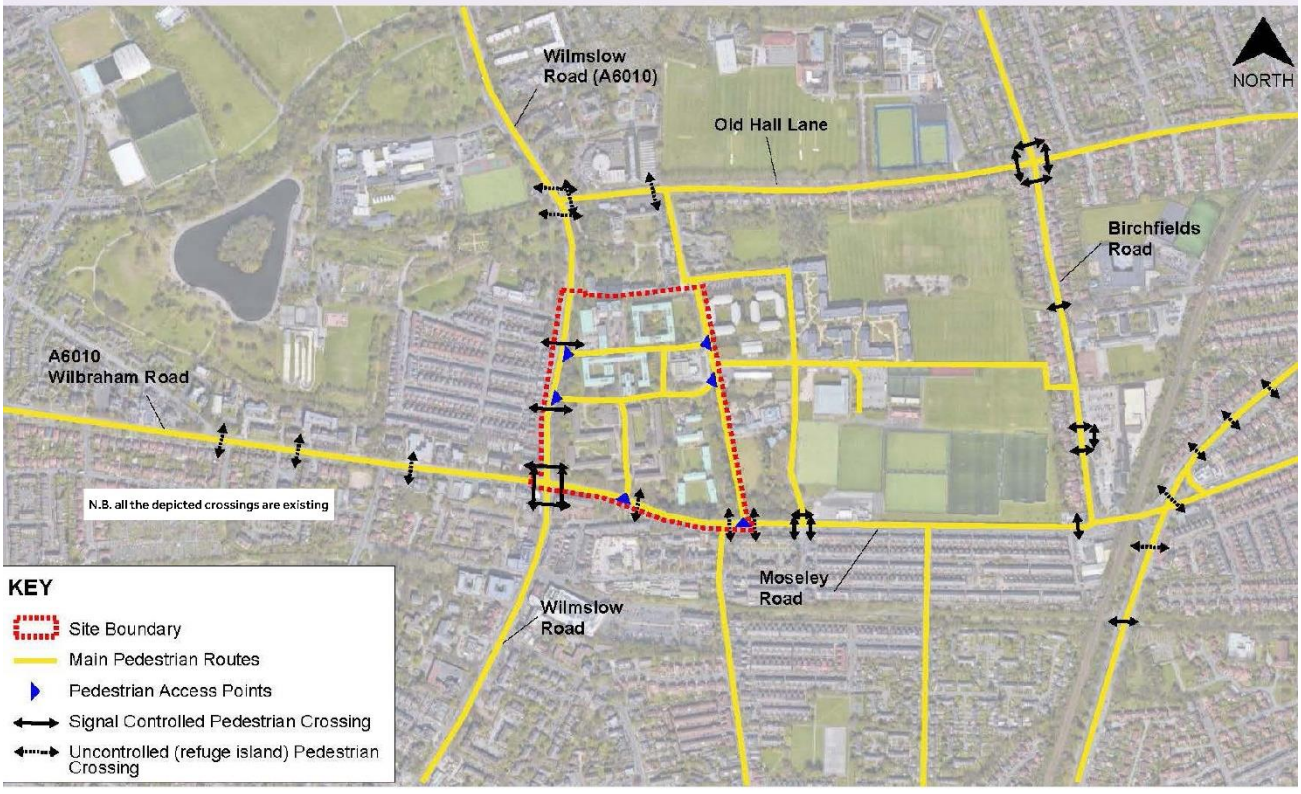
Landscape concept

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Public Consultation I December 2024

Access, Servicing, Deliveries and Parking

- Pedestrian and cycle access will be maintained from Moseley Road, Wilmslow Road and Whitworth Lane, with additional connectivity permeating through from the rest of the Fallowfield Campus to the north and east. Internally, walking and cycling routes will largely be free of vehicles except on move-in/out days and for refuse collection purposes.
- High-quality cycle parking will be provided for c.25% of the student population, which equates to a provision of over 800 cycle parking spaces conveniently located across the campus and near residencies and amenities.
- The proposals will largely remove car parking, giving priority instead to improving public realm and access for pedestrians and cyclists. Levels of accessible (blue badge) parking will be maintained to meet requirements.



Key routes diagram

Sustainability

Sustainable development and environmental performance have been carefully considered and designed into the proposed development from an early stage.

- A low impact construction design, utilising an off-site form of modern construction, has been developed for each of the buildings. Off-site construction, as a result of factory conditions, will help to achieve:
  - A 50% reduction in delivery vehicles to site
  - A 40% reduction in site operative hours
  - A 70% reduction in construction waste
- A fabric first approach will drive quality, air tightness and waste and carbon reduction
- Viridis has refined its structural design to reduce the quantity of concrete required across the Project. The installation of precast concrete structures will provide much lower operational and embodied carbon emissions - 2-3% less in comparison with traditional in-situ concrete and steel solutions. This will considerably reduce the construction footprint.
- To minimise emissions relating to repair, replacement and/or refurbishment, Viridis has developed a robust material specification to prevent the need for frequent replacement.
- Viridis will maximise the use of on-site renewables to deliver a highly efficient, low energy project. Long life assets, inclusive of renewable materials, which will operate with minimal intervention, supported by smart energy and occupancy recording systems, will further optimise the buildings' performance over the 50-year concession period.

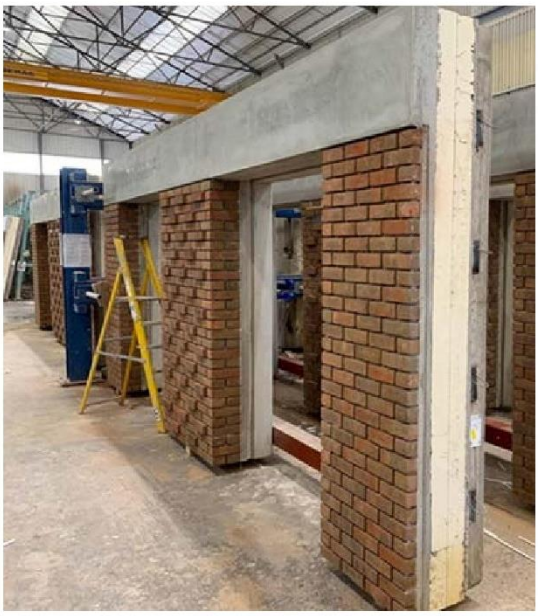
Biodiversity

The proposed development will deliver a 10% betterment in BNG, as well as a number of other enhancements for local biodiversity.

As noted in the Landscaping section, the proposals have been carefully planned to minimise any loss of trees. The biodiversity of the site will be improved through the introduction of new native plant species to existing woodland, hedgerow and grassland habitats, and the addition of new habitats such as green roofs and swales. Additionally, the conditions for bats, birds and invertebrates will be improved through the provision of nesting and roosting boxes, and insect hotels.



An example of panels, which were constructed within a factory environment, being installed as part of a methodical construction programme. This process significantly reduces deliveries to site



An indicative example of modern methods of construction within a factory environment. Panels are produced in factory conditions, which significantly reduces the carbon footprint of construction projects

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Public Consultation I December 2024

Other items you might be interested in

Student Management

The focus is on enhancing the student experience and creating a caring and inclusive culture, which will enable the students to thrive personally, socially and academically. Key features of the student management approach at the Fallowfield Campus will include:

- Reslife – a team of support staff who lead on events and welfare and manage out of hours welfare/care
- 24/7 campus support and security
- Leading asset management company, Derwent FM, will operate the accommodation collaboratively with the University
- New central hub providing social space and areas for events and informal study

Affordability

The new accommodation in this development will be a high quality ensuite offer. The University is committed to providing a diverse range of accommodation and rents across the residential portfolio. There is an established and wide ranging ladder of rents, including significantly cheaper older ensuite accommodation, and 1,245 non-ensuite bedrooms at Whitworth Park. The University is also introducing a new accommodation bursary.

Social Value

Viridis commits to leaving a lasting social impact at Fallowfield in partnership with the University of Manchester. We recognise that the Fallowfield Campus opportunity isn't just about the students, but how we can meaningfully engage with the local Fallowfield community and create a legacy of opportunity, upskilling and jobs.

Construction

The construction programme is scheduled to commence in June 2025 and conclude in September 2030. A phased programme of delivery, incorporating an off-site construction methodology, will be implemented to help manage and reduce disruption to the students and local community. A bespoke website will be launched in 2025 which will provide 24/7 progress updates, lookahead plans and key contacts. Signposting information for employment opportunities will also be included.

The Residents

Students who will live in the new development will be predominantly first year undergraduates, both UK and international. The additional accommodation on the campus will also provide an opportunity for the University to offer more bedrooms to non-first year "returning" students.

PUBLIC CONSULTATION HAVE YOUR SAY

Open for five weeks from **5th December 2024 to 9th January 2025**

Drop-in events at **Uttley House, Chancellors Way, Fallowfield, Manchester, M14 6NN**:

- **12-4pm 11th December**
- **3-7pm 12th December**

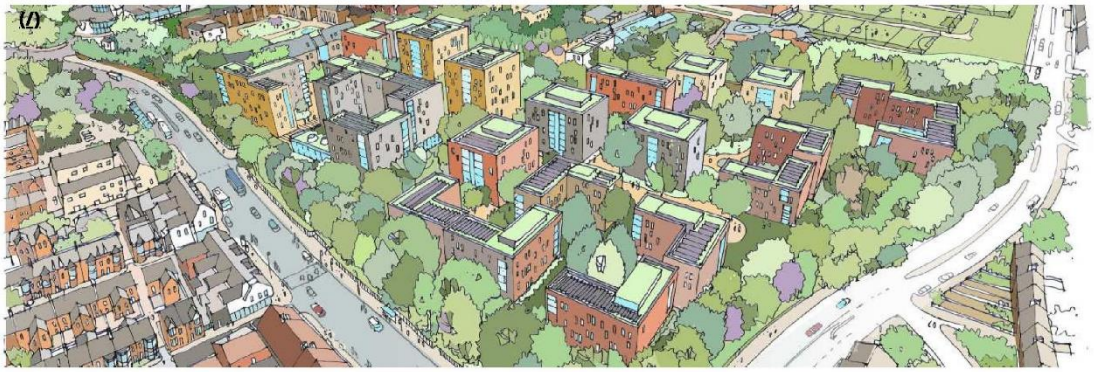
Visit our website: **manchester.ac.uk/fallowfieldconsultation**

Email **consultation@deloitte.co.uk** referencing 'Fallowfield Consultation'

SCAN FOR INFORMATION

Appendix 6- Consultation Website

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Fallowfield Campus Redevelopment Project

Our priority is to deliver a varied and environmentally sustainable portfolio across the University's estate that enriches the student experience. We're partnering with Virdis to progress plans to provide modern and sustainable student accommodation at the Fallowfield Campus.

John Graham Construction Ltd forms part of a consortium called Virdis, which also comprises Equitix and Derwent FM. The name, Virdis, translated as 'green' from Latin, encapsulates the consortium's aspiration to build a greener, sustainable future at the Fallowfield Campus, rooted in the delivery of an unrivalled student experience.

The proposed development involves the major redevelopment of Owens Park, Oak House and Woolton Hall to meet the increasing demand for student bedrooms in inclusive, safe and sociable surroundings. Located near to the University's main buildings, the site is well-connected and provides students with a wide range of support services to ensure a unique and exceptional student experience.

On completion, the wider Fallowfield Campus will offer up to 5,400 student beds by replacing the existing, older accommodation on site and delivering 3,300 updated bedspaces to meet the growing demand for high-quality, modern bedrooms across the popular campus.

Outline Planning Permission for the principle of the development was granted in January 2024. A 'Reserved Matters' planning application is now being prepared and we're currently undertaking public consultation for five weeks (5 December 2024 to 9 January 2025).

Before we submit a planning application for these plans early next year, we are keen to receive feedback from the local community and partners.

Objectives

Redevelopment of the site following demolition of the existing buildings represents the best option to achieve a student experience aligned to students' expectations in today's competitive accommodation market.

The design of the new buildings will aim to ensure both their initial construction and long-term operation are aligned with our approach to environmental sustainability.

Our objectives for the project are to:

• Meet student accommodation need, demand and increasing supply.



• Provide prime, modern student accommodation.

• Offer a mix of bedrooms to cater for different needs and price points relative to the wider market in the city.

• Provide a supportive residential experience.

Alongside this, the Fallowfield Campus has the potential to contribute wider benefits to the city beyond the need for student beds.

The delivery of modern student accommodation promotes city-wide regeneration objectives in supporting employment growth, graduate and talent retention and developing Manchester as a city of choice on the international market, and in

supporting the wider housing market by catering for specific needs.

Proposals

Our approved proposals for the south-west corner of the Fallowfield Campus (the site boundary is depicted by the red line on the plan, covering Owen's Park, Oak House and Woolton Hall) will replace existing bedrooms on site with up to 3,300 new bed spaces, along with dedicated amenity space, staff accommodation, ancillary residential dwellings and greenspace.



Redevelopment site depicted by red line.

This would result in up to 5,400 bedrooms across the Fallowfield Campus, helping to uplift the current number of bedrooms by up to 950 to meet growing demand. By widening the supply, it will provide students with greater choice, helping to meet demand for modern bedrooms across the popular campus.

Please visit the have your say (https://www.manchester.ac.uk/about/governance/corporate-documents/campus-masterplan/fallowfield-consultation/#d.en.918005) section to watch a webinar on the proposals for the 'Reserved Matters' application.

Design principles

The site is in a well-connected, sustainable and accessible location and presents an opportunity to create an improved campus environment.









Illustrative view of the Fallowfield Campus redevelopment – street view from Wilmslow Road entrance.

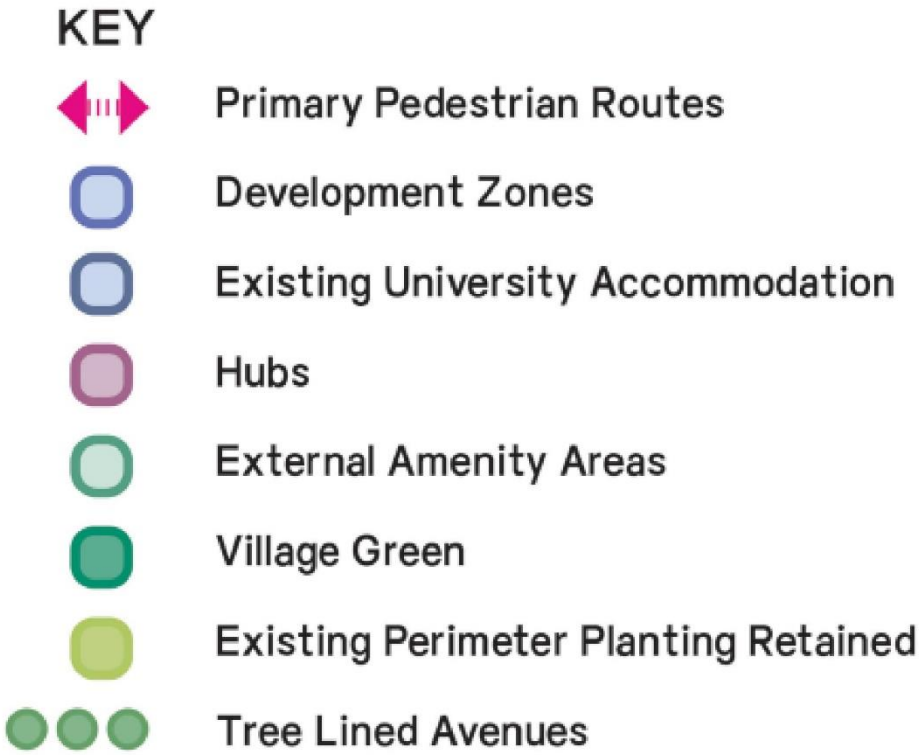
The following guiding principles were established at outline planning stage, and remain relevant to the detailed proposals:

- Retaining the primary student arrival point on Wilmslow Road.
- Retaining the existing perimeter tree planting and overall green character.
- Increasing the number of amenity spaces including green spaces and hubs to cater for students across the Fallowfield campus.
- Supporting a network of pedestrian routes to enable a walkable campus environment.
- Providing safe and accessible cycle storage.

Proposed layout

The proposed layout reflects the University's passion to provide accommodation that creates an enhanced student experience to stimulate academic endeavour.

The buildable development areas, exclusion zones and connectivity diagrams have been carefully interpreted to maximise the qualities of the site and its spatial context in relation to both the University campus and the wider Fallowfield community. Key elements of the proposed layout are as follows:



Design principles for the site.

Block typologies

Building typologies have evolved through design development to comprise two main types intended to serve alternative purposes:

A series of 'L' blocks are located around the perimeter of the site and are arranged to form inward-facing courtyards giving a sense of enclosure and seclusion.

The taller articulated 'S' blocks run through and define the centre of the site to frame and support movement patterns and also benefit from longer views to the surrounding areas.

Scale

The tallest proposed block will be 15-storeys with the majority of blocks at six storeys. The established 'height zone' ensures that any development is away from the Site boundary and beyond the mature tree line, concealing the massing from view.

The lower scale at the edge of the site responds to the immediate local context.



Accommodation blocks set in landscape are arranged to create five vibrant new neighbourhoods each with their own identity and sense of place.

Each neighbourhood has a dedicated 'Local Hub' which houses shared communal facilities to enrich the student experience by supporting interaction and fostering a sense of community.

The main central hub is focussed more on student support and extra-curricular activities as well as dining and entertainment spaces that serve the wider campus.

Together the culmination of elements will provide a high-quality student experience and a highly attractive and sustainable place to live.

Circulation

A new primary avenue connects the existing main entrance to the west (on Wilmslow Road) along a colonnaded and animated street to the new central hub facility on the eastern boundary. A secondary hierarchy of planned routes and vistas help legibility and way finding around the site, contributing towards a community focussed approach. This is supplemented by a tertiary series of meandering paths through the site that takes advantage of its leafy setting encouraging use of external space.



Figure 1 - Site Approach

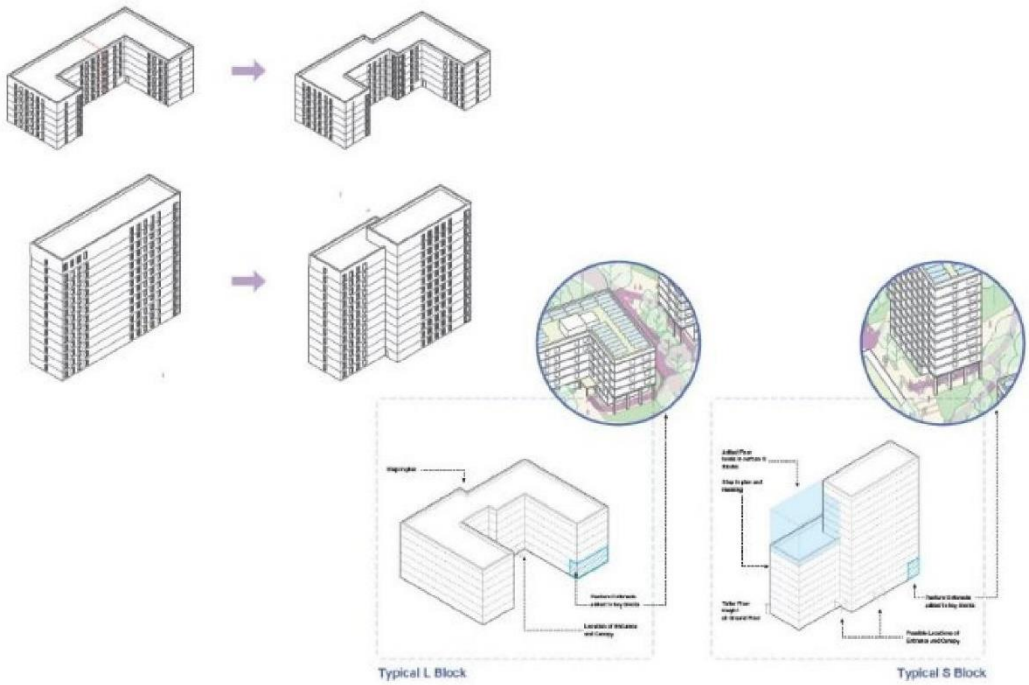


Figure 2 - Block typologies 'L' and 'S' at the Fallowfield Campus development.

Furthermore the taller blocks are orientated north to south to limit overshadowing.



Figure 3 - Building heights (approved)

Appearance and materiality

The overall appearance is one of a confident and contextual expression of brick and reconstituted stone buildings set in lush green landscape.

A palette of materials has been chosen to reflect and sit sympathetically with the Fallowfield Campus and wider area. A subtle tonal range in the materiality is provided in the form of warm light and dark red bricks to reflect the domestic scale and heritage of the area, and cooler greys for the reconstituted stone that respond to more modern development.

Figure 4 - CGI Image of proposed development

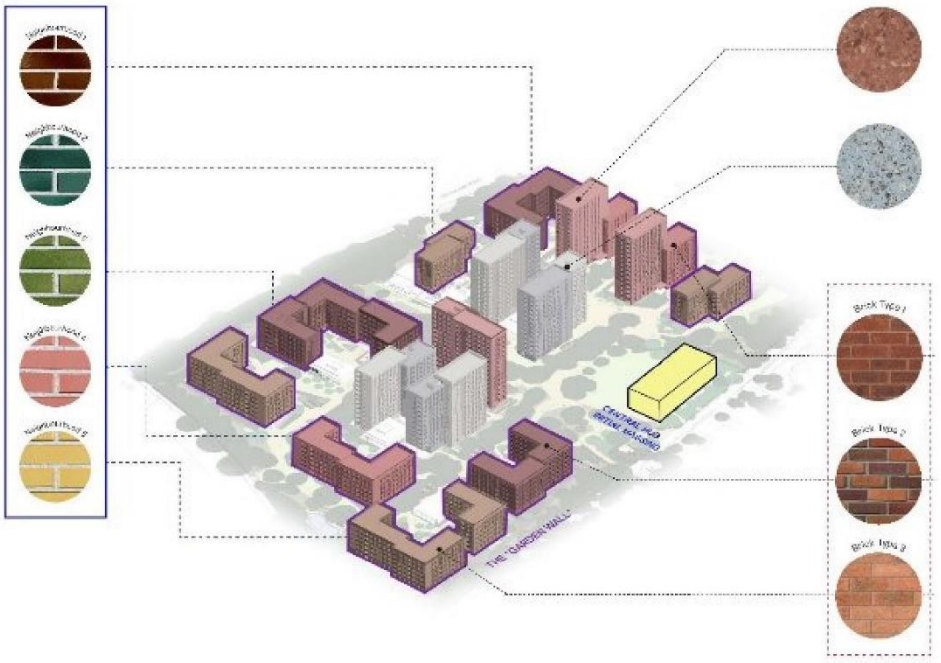


Figure 5 - Materiality

Landscape

The development proposal have been carefully planned to minimise any loss of trees. The belt of mature woodland trees to the site perimeter along Wilmslow Road and Moseley Road will be retained along with all of the best trees (Category A) and the woodland improved with new planting.

Throughout the site historical bands of mature trees will be retained wherever possible although 82 trees will need to be removed for construction purposes and to allow the new blocks to be built. The landscape proposals will improve the long term resilience of the tree population by planting new trees to replace those removed, and selecting species which have adaptability to long-term climate change, as well as biodiversity value. It is envisaged that a minimum of 246 replacement trees will be planted on site (1:3 felling: replacement ratio).

The biodiversity of the site will be improved by introducing new native plant species to existing woodland, hedgerow and grassland habitats, and adding new habitats such as green roofs and swales. In addition the conditions for bats, birds and invertebrates will be improved through the provision of nesting and roosting boxes, and insect hotels.



Figure 3 - Building heights (proposed)



Pedestrian and cycle access will be maintained from Moseley Road, Wilmslow Road and Whitworth Lane, with additional connectivity permeating through from the rest of the Fallowfield campus to the north and east. Internally, walking and cycling routes will largely be free of vehicles except on move-in/out days and for refuse collection purposes.

High-quality cycle parking will be provided for c25% of the student population, which equates to a provision of over 800 cycle parking spaces conveniently located across the campus and near residencies and amenities.

The proposals will reduce the overall provision of car parking, giving priority instead to improving public realm and access for pedestrians and cyclists. Levels of accessible (blue badge) parking will be maintained to meet requirements.

What happens next?

A 'Reserved Matters' planning application is now being prepared, which proposes the details for a development that have been 'reserved' at the outline application stage. In this case, the 'Reserved Matters' application will provide detail on appearance, landscaping, layout and scale.

Before we submit the 'Reserved Matters' planning application in early 2025, we are keen to hear feedback from the local community. Please visit the have your say (/about/governance/corporate-documents/campus-masterplan/fallowfield-consultation/#d.en.918005) section for more information and to provide feedback.

Have your say

Your views are important to us and we would like to hear your feedback before we finalise our proposals and submit the 'Reserved Matters' planning application to Manchester City Council in early 2025.

The public consultation on our proposals is open for five weeks (5 December 2024 to 9 January 2025). To ensure your voice is heard, we welcome your feedback through a variety of channels:

Watch the webinar below or download a copy of the webinar presentation (https://documents.manchester.ac.uk/display.aspx?DocID=75000) (PDF, 6.2MB).

Public drop in events were held on the 11 and 12 December. Here you can access the consultation boards (https://documents.manchester.ac.uk/display.aspx?DocID=75055) (PDF, 20 MB).

Email ukdeloitteconsultation@deloitte.co.uk (mailto:ukdeloitteconsultation@deloitte.co.uk) referencing 'Fallowfield Consultation' with your comments or questions.

Within the landscape of the site a hierarchy of spaces will be provided preserving and enhancing the existing character of the site. New amenity space include a central communal greenspace linked to the central hub and the new well-lit east-west walking route through the campus which will be accessible to the public, creating a pleasant walk through the site connecting Wilmslow Road with Richmond Park.

Within the residential blocks to the west of the central hub will be a secure and private garden area where communal facilities such as growing spaces and facilities such as a repair café can be housed. A main tree-lined pedestrian route will circulate the campus, used occasionally by service vehicles. It will be designed to be pedestrian friendly and offer clear routes through the site. Off this will be sited the more domestic courtyard gardens each linked to a residential block which will be designed to reflect the individual character of the landscape. A perimeter woodland walk will offer a fitness trail and quieter places to sit.



Figure 6 - Conceptual landscape plan

Accessibility and parking

Fallowfield Campus is located in a highly accessible location, in close proximity to local amenities that cater for students' needs giving access to goods and services, food and beverage and leisure activities. There are excellent connections by public transport, walking and cycle routes to the city centre and University areas to the north.

Pedestrian and cycle access will be maintained from Moseley Road, Wilmslow Road and Whitworth Lane, with additional connectivity permeating through from the rest of the Fallowfield campus to the north and east. Internally, walking and cycling routes will largely be free of vehicles except on move-in/out days and for refuse collection purposes.

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Appendix 7 - Webinar Presentation





equitix GRAHAM

Derwent fm facilities management SHEPPARD ROBSON



The Site



Site Location Plan

Objectives

Meeting accommodation demand

Modern and sustainable accommodation

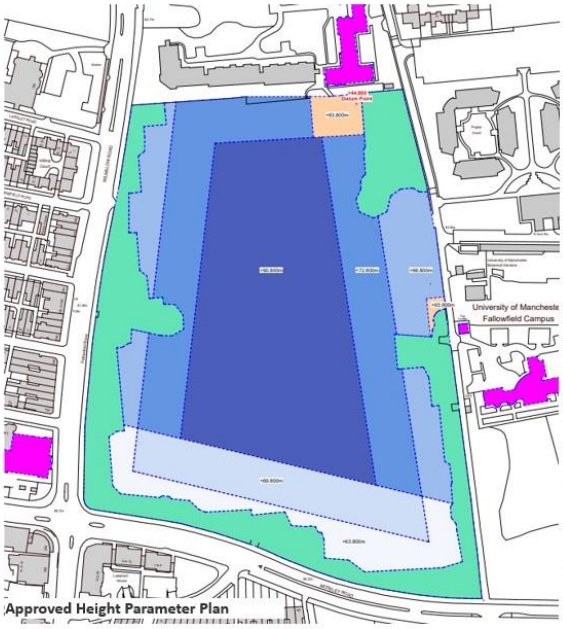
Inclusive student environment

Catering to different price points relative to wider market



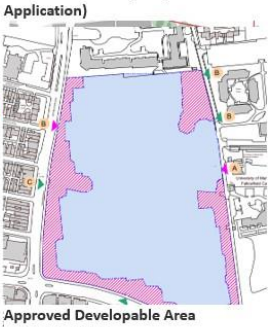
Progress to date

- **Outline Planning Permission Granted.**
- 3,300 student bedspaces and focused student support accommodation.
- 1,200 sq. m. ancillary residential dwellings.
- 4,500 sq. m. ancillary floorspace for student support, study and extra-curricular activities.
- Cycle and car parking, circulation space, public realm, green infrastructure and open spaces.



Approved Height Parameter Plan


Illustrative Masterplan (Outline Application)


Approved Developable Area Parameter Plan

Key Areas of Interest

- Type and quality of amenity spaces.
- How the accommodation will be managed.
- Sustainability.
- Pedestrian access, cycle access and movement through the site.
- Tree retention and landscaping.
- How compliance with the Outline Planning Permission would be demonstrated at Reserved Matters Stage.



What's next?

- Site Wide Reserved Matters Application to be brought forward by Viridis
- Public Consultation: 5th December 2024 – 9th January 2025
- Reserved Matters Application to be submitted early 2025

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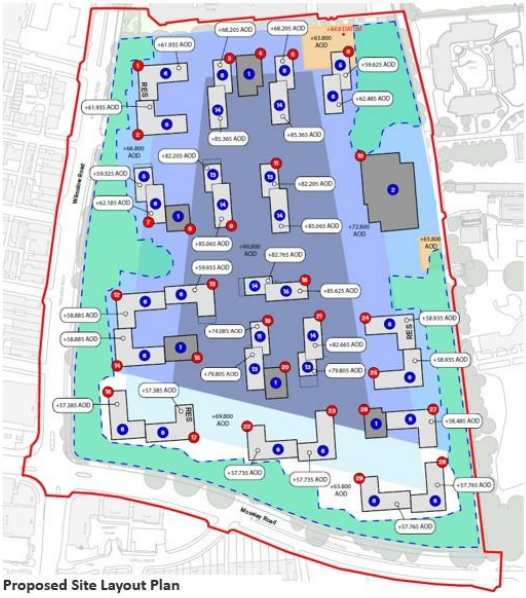
VIRIDIS LIVING



Proposal - Layout

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VIRIDIS LIVING



Proposed Site Layout Plan

- Landmark Central Hub.
- 5 Satellite Hubs.
- 29 Blocks ("S" and "L" typologies).
- 6 Neighbourhoods.
- Buildings set within landscape.
- Formal avenue connects the main entrance on Wilmslow Road to the Central Hub.

Proposal - Layout

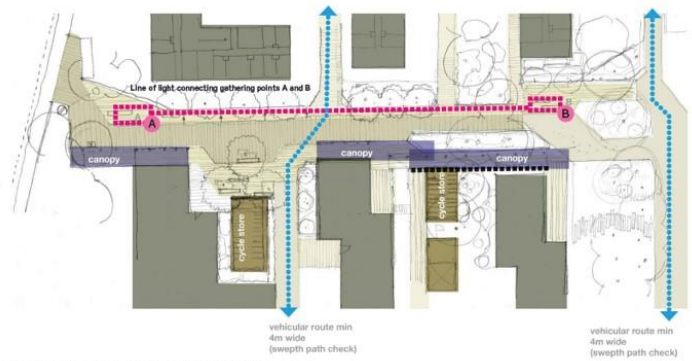
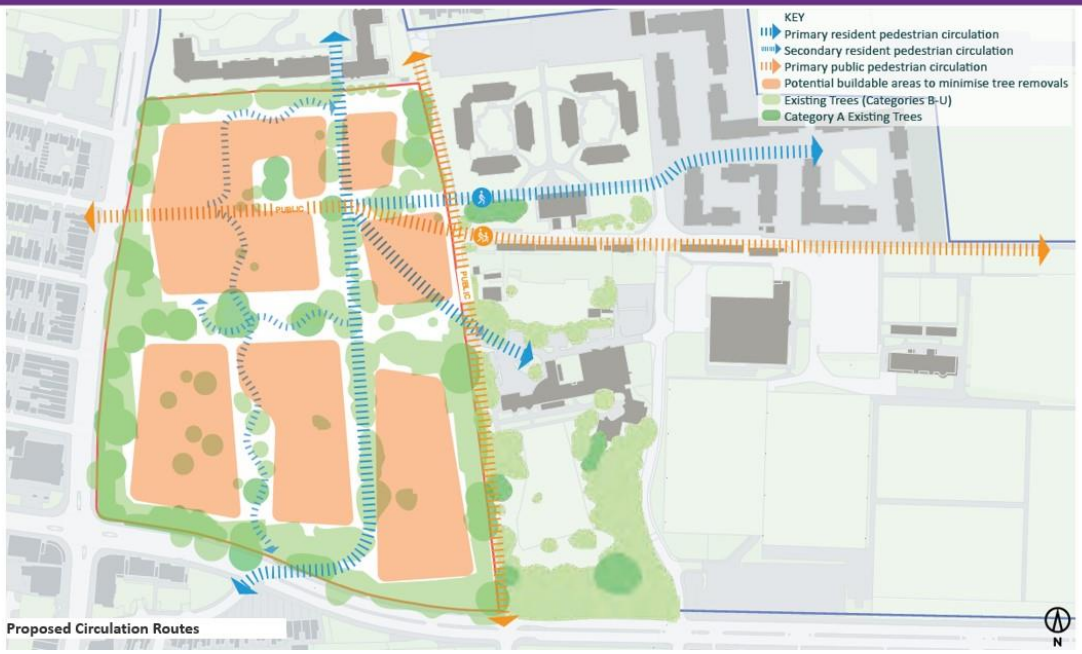


Diagram showing proposed key routes



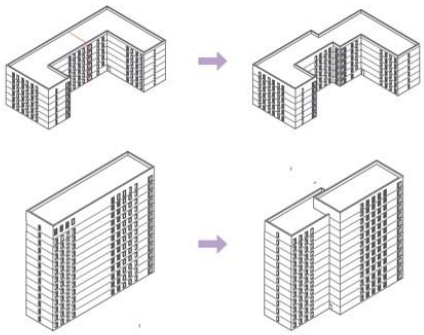
Illustrative sketch

Proposal - Layout

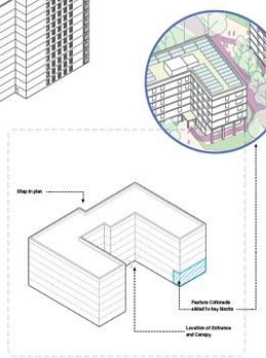


Proposed Circulation Routes

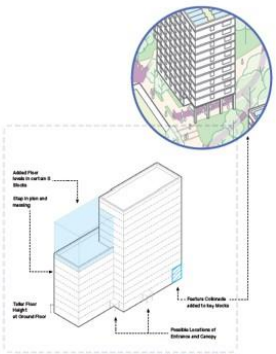
Proposal - Scale



Proposed Typologies



Typical L Block

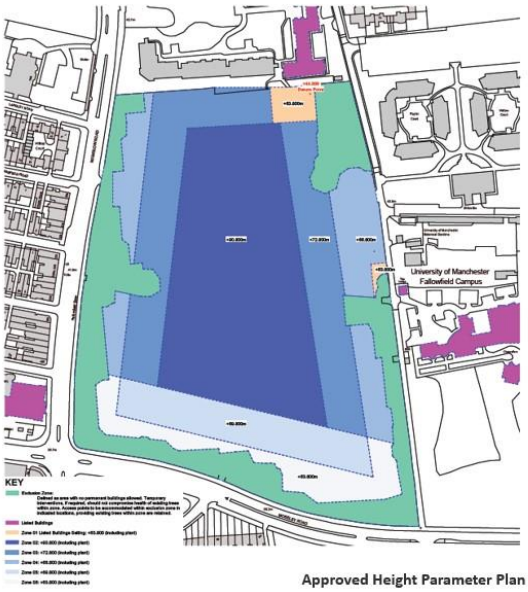


Typical S Block

- L Blocks: 6 storeys, located to the perimeter of the site responding to the surrounding context.
- 'S' Blocks: articulated and stepped in height ranging from 5 to a maximum height of 15 storeys.
- Local Hubs: single storey buildings with the larger Central Hub at two to three storeys.
- Height to the perimeter is kept low, with an increase in scale towards the centre of the site.

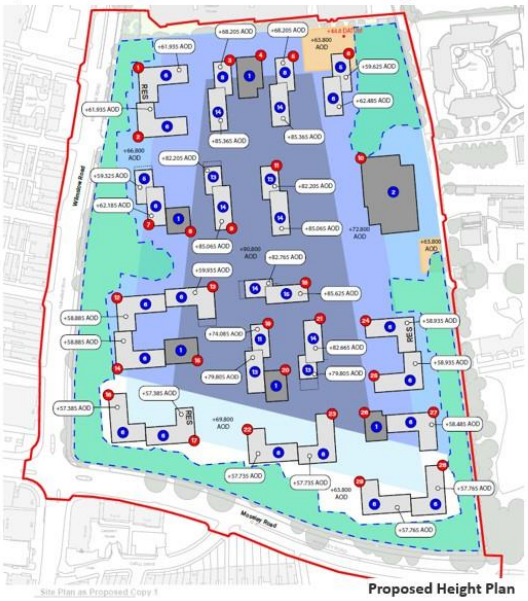
Proposal - Scale

Outline Planning Parameters



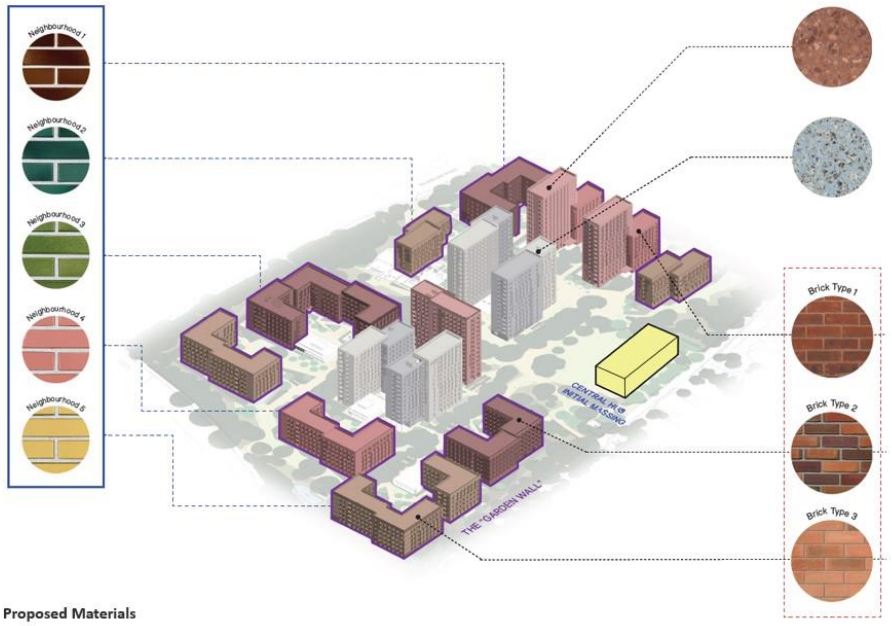
Approved Height Parameter Plan

Proposed Scheme overlaid on Outline Height Parameters



Proposed Height Plan

Proposal - Appearance



Proposed Materials

Proposal - Appearance



Proposal - Appearance





Illustrative CGI's

Proposal - Appearance





Illustrative CGI's

Proposal - Appearance

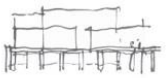
Conceptual Sketches



1. Expressed Volumes



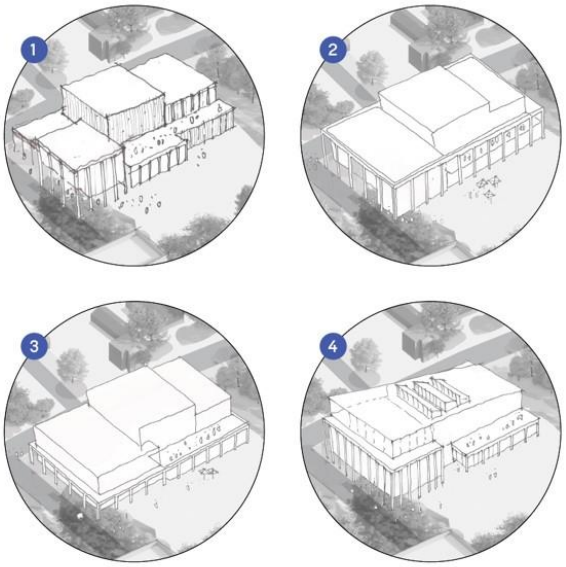
2. Unifying Elements



3. More Human Scale

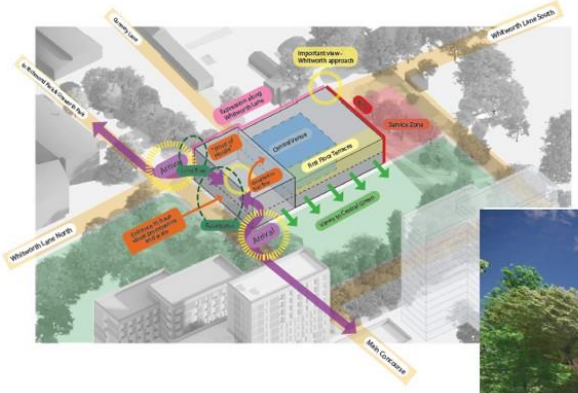


4. Different scales joint by a 'single volume' expression



Illustrative Sketches

Proposal - Appearance





Illustrative Diagram - Central Hub

Proposal - Appearance







Illustrative CGI's

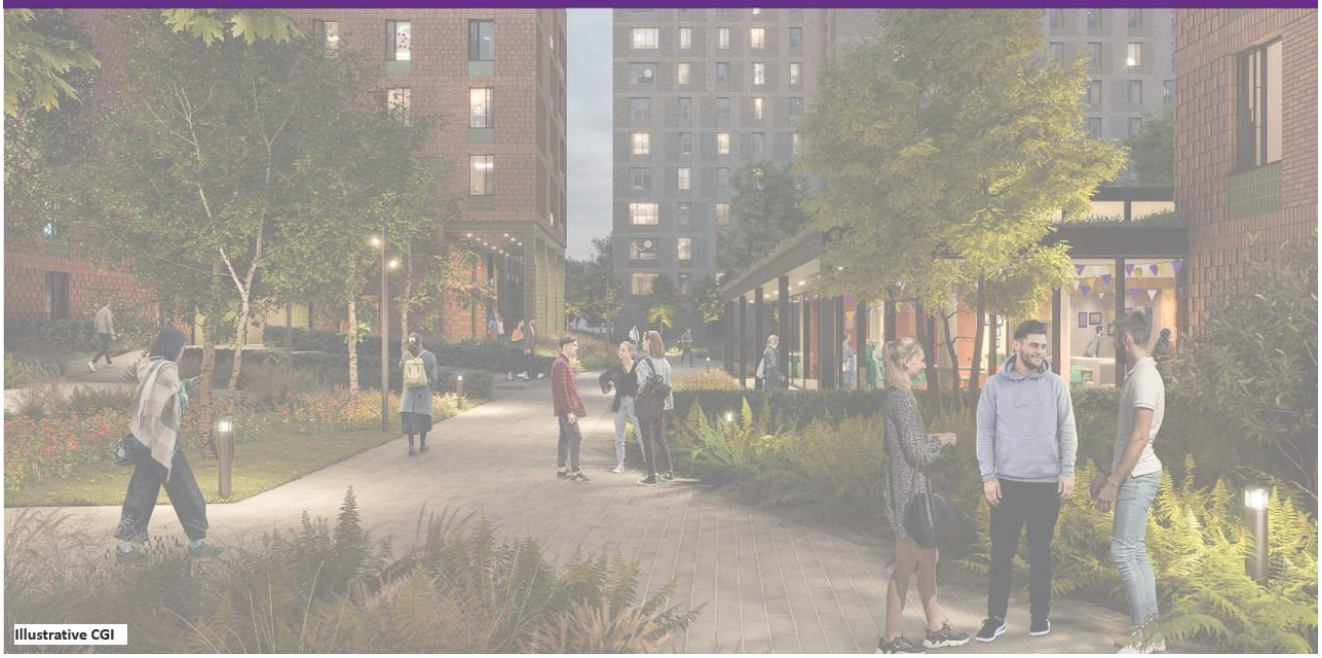
Proposal - Landscaping

- Retain existing trees around the perimeter of the site
- Plant new trees, hedges and create greenspace throughout the site
- Improve and extend areas of on-site recreation and amenity space
- Create safe, well-lit and attractive paths and spaces
- Create bio-diverse landscape and green roof areas for nature-based rainwater management



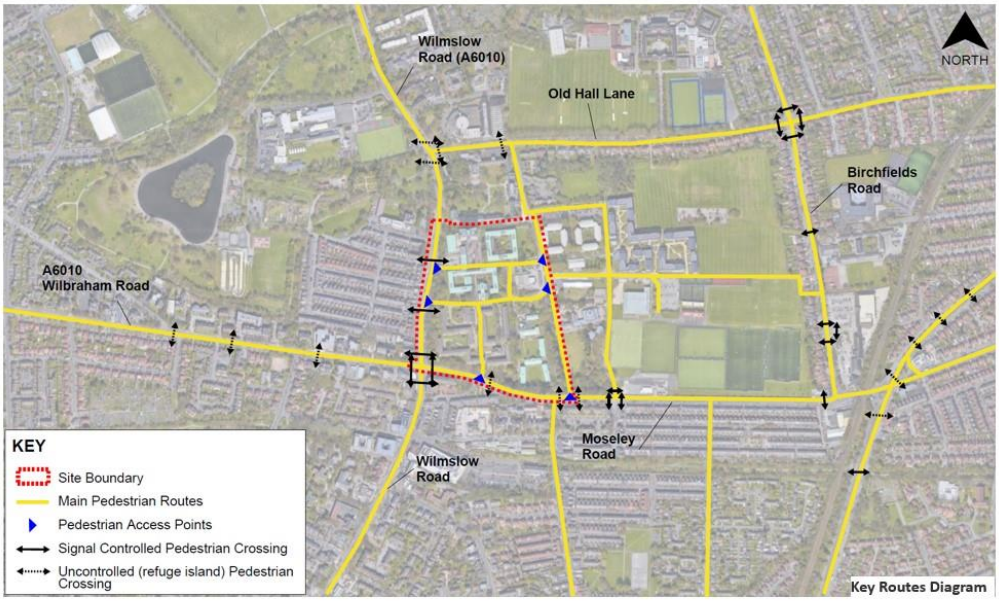
Illustrative Landscaping Diagram

Proposal - Landscaping



Proposals – Transport and Mobility

- Highly accessible.
- Pedestrian and cycle access with high-quality cycle parking.
- Improving public realm and access for pedestrians and cyclists.
- Reduction in parking on-site to reduce traffic generated by the campus.



Proposals – Management / ESG

Student Management

- Reslife – a team of professional staff who lead on events and welfare and manage out of hours welfare/care.
- 24/7 campus support and security.
- Leading asset management company, Derwent FM, will operate the accommodation collaboratively with UoM.
- New central hub providing social space and areas for events and informal study.





Sustainability

- Highly efficient, low energy project.
- Low impact during construction and operation.
- Utilising an off-site form of modern construction to drive quality, air tightness, reduce waste and reduce carbon emissions.
- Maximising the use of on-site renewables.
- Resident comfort is prioritised, as is creating an environment that actively promotes wellbeing through optimised acoustic performance, natural daylight and high air quality.

Public Consultation

- Open for **five** weeks from 5th December 2024 to 9th January 2025
- Drop-in events at Uttley House, Chancellors Way, Fallowfield, Manchester, M14 6NN:
  - **12-4pm 11th December**
  - **3-7pm 12th December**
- Visit our website: **manchester.ac.uk/fallowfieldconsultation**
- Email **ukdeloitteconsultation@deloitte.co.uk** referencing 'Fallowfield Consultation'



Questions

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MANCHESTER 1824
The University of Manchester

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Deloitte.

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