

Planning and Tall Building Statement

Fallowfield Campus, University of Manchester

September 2023



Turley

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Executive Summary

1. This Planning and Tall Building Statement presents a detailed planning appraisal and assessment of the proposed redevelopment of the University of Manchester's ('the University') residential campus at Fallowfield for replacement and additional residential accommodation ('Purpose Building Student Accommodation' or 'PBSA') and associated facilities. The proposals are being brought forward by the University through an outline planning application.

2. The application is described as follows:

Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads.

3. The proposal will provide up to 3,300 student bedrooms with private internal amenity spaces and associated services and up to 4,500 sq m of ancillary facilities across a variety of use classes that support the functioning of the site as a student accommodation campus alongside additional residential accommodation for a limited number of support staff.
4. The proposal represents a wholesale overhaul of the campus to ensure it provides the quality and range of accommodation needed for the University and its students for many years to come. It will replace obsolete accommodation which is no longer fit for purpose, does not meet the University's quality and sustainability standards and which does not provide a residential environment conducive to student wellbeing and in which they can thrive in their academic and extra-curricular life during their time in the City.

The Fallowfield Campus

5. Fallowfield Campus is a popular residential location for University students, accommodating predominantly first years and international students who are eligible for University provided accommodation under the University's Accommodation Guarantee scheme.
6. The existing Fallowfield campus accommodates approximately 4,451 University owned and managed bedrooms (including c1,071 bedrooms which are no longer in active use) with a variety of ancillary facilities. These are provided across a mix of catered and self-catered traditional 'halls of residence'. The campus also accommodates the University's main sports facilities, the Armitage Centre, and associated playing fields.

7. The campus benefits from easy access to the University's main campus on Oxford Road via a modern cycle path network or regular bus services along Wilmslow Road/Oxford Road and is a popular location of choice for students coming to Manchester.

The strategic context to the development

8. Manchester has one of the largest student populations in Europe with over 75,000 people enrolled on courses at one of its three main universities. Over 50,000 of these have a term time address in the City. The University of Manchester is the largest institution in the City with approximately 35,000 of its' students requiring accommodation in the City annually.
9. The City is known for being one of the best places to study in the world, combining outstanding and varied education with the vibrancy of one of Europe's fastest growing cities. Its appeal to students is unrivalled. In turn, the City's universities play a vital role in the economy of Manchester and do much to enhance the City's reputation on a global stage.
10. It is critical to the City's long-term success that it continues to attract students to study in Manchester and provide the City with the high-skilled graduates of the future. Both main universities are operating in a competitive marketplace and must evolve and innovate to maintain and improve their market position.
11. This means investing in research, course content and critical infrastructure. This infrastructure extends to the range and quality of student residential accommodation. This reflects that the residential experience is inseparable from the academic experience. To that end, a central part of the University's adopted masterplan is to deliver the quality and scale of managed student accommodation which matches the status and profile of the University (and the City) as one of Europe's most popular places to study. This is integral to the success of the City as a destination of choice for students.
12. The campus model of living has an important role to play in building a community amongst the University's students. Students value the ability to live amongst their peers in a setting where they can make friends, grow their support network and be part of the buzz of student life. The Fallowfield campus therefore remains a central focus for the provision of residential accommodation for the University, particularly for first year students, and the University is committed to its long-term success as a place for students to live, to grow and to thrive.
13. Set against this backdrop, whilst a popular location for students, the existing campus does not provide the quality of accommodation, supporting services and facilities and the quality of place which its students need and to which the University aspires. The University has undertaken a detailed appraisal of the campus and identified that:
14. Part of the existing residential estate on the Fallowfield Campus provides a poor-quality student experience and does not comply with modern energy performance and accessibility requirements.

- Current level changes across the site do not meet modern accessibility standards.
- Refuse management is visually disruptive and contributes to a poor experience for residents.
- Existing ancillary buildings on site do not fulfil the amenity and student experience requirements of the campus, and provide little aesthetic value to the area
- Buildings are utilitarian, lack activity, and present blank façades.
- Site infrastructure is visually intrusive and contributes to the general poor quality of the built environment.

The proposed development

15. The University is committed to addressing these issues through a targeted investment in new and additional accommodation and supporting services via a strategic replan of the western part of the campus. This will be achieved through replacing approximately 2,350 obsolete or dated bedrooms across Owens Park, Woolton Hall and Oak House with up to 3,300 new bedrooms alongside up to 4,500 sq m of ancillary facilities to support the student population and improve the campus's self-sufficiency and additional residential accommodation for support staff.
16. Building on the existing issues identified above, the University has developed a vision for the redevelopment project to deliver a world class, environmentally sustainable campus at Fallowfield which enriches the student experience. The vision is carried into a set of guiding objectives which the development proposal will need to deliver on to realise the above vision:
 - To provide sector-leading, high quality student accommodation aligned to modern expectations.
 - To improve the campus's impact as a positive neighbour;
 - To improve the environment for pedestrian and cycle users, encouraging a balanced and vibrant residential community.
 - To contribute to the positive experience of students and staff at the University
 - To enhance the existing green character and promote the ecology and biodiversity of the site.
 - To respond sensitively to the setting of the listed buildings surrounding the site.

Outline application approach

17. The application for planning permission is brought forward in outline with permission sought in detail for the means of access into the site and for the key parameters of the development, including the amount of development, maximum height and the

definition of development areas within the site. This definition is needed to ensure that the scheme can be properly assessed through the Environmental Impact Assessment and wider planning process and ensures a form of development is brought forward which avoids significant adverse environmental effects by way of its form and scale.

18. The definition of the scheme parameters is supplemented by a Design Guide which acts as a framework to inform the detailed design of the development, setting out key design principles which are deemed to be important to ensuring a high-quality scheme and one which achieves the University's overall vision and objectives for the scheme are delivered. The parameters and Design Guide work together to provide the combined controls for the detailed aspects of the scheme to be fixed through a future planning (reserved matters) application process.
19. The outline approach will enable the University to secure a development partner in the context of a clear and de-risked planning position in relation to the proposal. This will enable the University to penetrate the full market in seeking a development partner and in turn secure the partner best placed to deliver the above vision and objectives to their full potential.

Phasing

20. In order that the University can continue to provide a sufficient supply of accommodation during the development, the proposal will be brought forward in phases with parts of the site remaining in use as existing whilst other parts are redeveloped. This minimises the net loss of bedrooms during development.
21. Overall, the indicative programme anticipates that the development will be completed by 2030. The indicative phasing plan anticipates that work will commence with a first phase broadly covering the Owens Park part of the campus. This accommodates approximately 1,071 bedrooms but has now been closed pending redevelopment. The demolition of Owens Park will be carried out in 2024 providing a cleared site on which redevelopment can commence as early as possible following the approval of the detailed scheme.

Illustrative masterplan

22. In order to demonstrate how the parameters and Design Guide work together and can translate into a high-quality scheme on the ground, an Illustrative Masterplan is presented within the application. This presents a physical articulation of the development parameters, including demonstrating that the quantum of development for which planning permission is sought can be delivered in an acceptable manner, and an illustration of how the qualitative and quantitative design principles are interpreted and applied in a real-world scenario. This is an important means of testing the development parameters and design principles and demonstrating that they are fit for purpose as a means of delivering a high quality and sustainable development.
23. The Illustrative masterplan has focussed on the key themes of connection, green space and social nodes, including the maintenance and enhancement of the east-west connections through the site connecting Unsworth and Richmond Park located within the eastern part of the wider campus. The design has sought to incorporate key social functions through the inclusion of student hubs and open green spaces for recreation.

The quality of the residential environment and student experience is at the heart of the masterplan.

24. Central to the masterplan, and the wider definition of the development parameters, has been the need to ensure the development achieves a respectful relationship with the wider Fallowfield neighbourhood. This has particularly informed the massing and height strategy (and definition of associated parameters which direct taller elements to less prominent parts of the site) and the retention of the existing dense tree belt to the southern and western boundaries of the site which provide a setting to the site and characterise its interface with the wider Fallowfield neighbourhood.
25. The proposed redevelopment of the site via a strategy of 'gentle densification' represents an efficient and effective way of meeting the identified development needs. It can secure the place making and quality accommodation outcomes sought whilst delivering much needed additional bedrooms through making use of an existing, popular and sustainably located PBSA site which avoids the need to utilise additional land. It achieves this in a way which is respectful and responds positively to the existing built and residential context defined by the Fallowfield neighbourhood.

Policy assessment

Strategic policy alignment

26. The proposed development achieves significant strategic alignment with a number of key policy and regeneration objectives of the City as expressed through the Manchester Core Strategy, the Corridor Manchester Strategic Spatial Framework (March 2018); the Greater Manchester Strategy (2017) and A Strategic Vision for Corridor Manchester (2015) by:

- Providing a quality and range of replacement and additional student accommodation which will support the University's ability to continue to attract high calibre students to the city in a globally competitive higher education market.

This is critical to the long-term success of the University as a major contributor to the City's economy and maintains Manchester's ability to attract the knowledge economy workers of the future, many of whom come through the City's universities to make Manchester their long-term home. It ensures Manchester's international reputation as a great place to study is protected and furthered from which the City's vibrant cultural economy derives significant benefit;

- Providing an environment in which students can thrive in both their studies and extra-curricular activities, improving the quality of educational outcomes for Manchester's future resident population;
- Supporting the long-term viability and sustainability of the City's residential communities by providing quality student accommodation which can reduce reliance on the mainstream housing market to meet students' accommodation needs, helping to manage price increases and address neighbourhood

management issues which can arise through an overconcentration of Houses in Multiple Occupation (HMOs) in single areas.

The proposed development aims to address a longstanding and pre-existing issue of students in all year groups (including first years) relying on the mainstream and HMO housing markets due to both an under provision of accommodation and a low-quality offer which reduces the appeal of University managed accommodation relative to other accommodation options (including those in the non-PBSA market). The provision of sufficient PBSA of the right quality and in the right locations is critical to the creation of sustainable communities in the City and the creation of a housing market which works for all.

Supporting the vitality and viability of Fallowfield

27. Fallowfield Campus is a prominent landmark in the local area. A key issue locally is the effect of the high student population on the District Centre and local service provision. This includes the balance between services and facilities in the District Centre targeted at the student population and those which the non-student population have a greater need for. A reoccurring concern from the local community, and one which was raised through the community consultation exercise, is that this balance is weighted towards services targeted at students.
28. The proposed development offers the opportunity to address this through the provision of space for a variety of uses, including retail, food and drink and healthcare as well as the provision of open space within the site. The application makes provision for up to 4,500 sq m of space for ancillary uses providing the opportunity to increase and broaden the range of supporting services provided on site.
29. This increased and improved service offer can reduce reliance on the wider Fallowfield neighbourhood for students to access these facilities and so supporting the objective of Policy C6 of the Manchester Core Strategy to improve the balance of uses within the Fallowfield District Centre.
30. The proposal can improve the self-sufficiency of the campus in that regard. The proposed increase in student bedrooms will also make the provision of such services more viable and so assist in ensuring this higher level of self-sufficiency as a campus.

Meeting the requirements of Core Strategy Policy H12

31. Planning policy for PBSA in Manchester is principally addressed by Policy H12 of the adopted Core Strategy. Policy H12 sets out criteria against which PBSA proposals will be assessed. This is a holistic and wide-ranging policy, encapsulating many of the requirements and considerations of other policies of the development plan and providing a 'one stop shop' for the assessment of PBSA proposals. It is of significant relevance to the determination of this application.
32. The criteria of Policy H12 are satisfied by reference to:
 - The sustainable location of the site in relation to the main University campus and its direct access by non-car modes of transport

- The considered design approach to the site, including the definition of development and height parameters which will ensure the development achieves a respectful relationship and is compatible in its form with the wider residential environment whilst taking advantage of the site's sustainable location and proximity to local services in Fallowfield through a strategy of 'gentle densification' of the existing campus
- The development achieving a wide range of positive regeneration outcomes. This includes supporting the long-term success of the University in attracting students and in turn contributing to it continuing to play a leading role in the economy of the City; and addressing the critical issue of an undersupply of PBSA in the City which has a number of wide-ranging adverse effects. These effects include on existing housing markets and neighbourhoods in the City with students having to turn increasingly to the mainstream housing market due to an under provision of PBSA. This affects the long-term sustainability of affected communities and pushes up prices in the private rental sector. It is also a suboptimal means of meeting the accommodation needs of first year students particularly and can leave them isolated from the care and support offered by campus living.
- The development being designed to provide a safe and supporting residential environment for students during their time in the City, with an effective management strategy for the campus being put in place which will help achieve this. The development also makes provision for the inclusion of accommodation for staff as part of a support network for students.
- The need for the University to increase the provision of PBSA which it has direct access to in a managed, campus environment in order that it can effectively fulfil its obligations under its Accommodation Guarantee scheme in a way that it conducive to student wellbeing and supportive of their studies.

Design, environmental and other policy considerations

33. The planning application is supported by a comprehensive Environmental Statement which fulfils the requirements of the Environmental Impact Assessment regulations as relevant to the development as well as other supporting assessments relating to a range of environmental and technical topics which are considered outwith the Environmental Statement.
34. The consultant team appointed has provided input into the design process at all stages such that this responds positively to any constraints present and to local sensitive receptors which could otherwise be adversely affected by the development.
35. The body of work submitted with the application demonstrates that the development will not give rise to any unacceptable environmental effects and, through a considered design approach, will avoid adverse harm to local residential amenity. Indeed, the provision of onsite ancillary facilities can help improve the self-sufficiency of the campus and has the potential to make a positive contribution to Fallowfield through reducing student reliance on the neighbourhood to meet some of their needs and so

supporting an improved balance of facilities and services in the District Centre in the spirit of Policy C6 of the Manchester Core Strategy.

36. By reference to the body of technical and environmental assessment work submitted with the application, it is concluded that the proposed development satisfies relevant policy relating to design and design quality, flood risk, transport and access, air quality, noise, areas of amenity impact (such as daylight/sunlight effects), townscape and built heritage, archaeology, ecology and ground conditions.

Overall scheme benefits

37. The scheme will convey a wide range of beneficial outcomes across the social, environmental and economic dimensions of sustainable development which can be summarised as follows:

Social Benefits

- **A strategic regeneration contribution** - the proposed development will contribute toward meeting the aspirations of a range of City Council regeneration and growth strategies in supporting the City's universities through an enhanced student accommodation offer and supporting the creation of the City's graduates of the future who in turn will support Manchester's long term economic success.
 - **Supporting the creation of sustainable communities** – the scheme can help to 'release' non-PBSA residential accommodation (included rented stock in the city centre and family housing in suburbs close to the universities and campus) to the general housing market by attracting students (including returning students) out of this stock through increased and improved dedicated accommodation provision.
 - **Providing a safe and attractive place for students to live** – the development will provide bespoke, high quality accommodation with unrivalled community, social and management facilities including on-site security and social/amenity spaces in a liveable environment conducive to supporting students in their studies and promoting a sense of community. The campus model provides the optimum means of meeting the specific needs of this user group.
38. **Improving the self-sufficiency of the campus** – the development has the potential to support the transition to a better balance of uses within Fallowfield District Centre through the provision of on-site support and ancillary facilities targeted specifically at students and enabling to meet an increasing proportion of their needs on campus with reduced reliance on Fallowfield for certain services. This can reduce pressure on the existing network of civic infrastructure serving Fallowfield.

Environmental Benefits

- **Brownfield land** – the scheme will allow for the effective and efficient utilisation of a sustainably located brownfield site and provision of uses for which there is an acute need.

- **Car-free development** – the highly sustainable location of the campus, through various sustainable modes of transport (walking, cycling, public transport) allows for the proposed development to be largely car free, thereby contributing to minimising pollution and the impacts of climate change.
- **Enhanced biodiversity** – the development will deliver a net gain in biodiversity, significantly above current policy and regulatory requirements.
- **Improved appearance** – whilst proposing the densification of the site, the proposal will remove existing visual eyesores, including the most prominent and visible part of the site, Owens Tower. The physical regeneration of the site will improve its appearance and the environmental quality of Fallowfield through a contemporary design approach which will enhance how the site is seen from and visually interacts with the wider neighbourhood

Economic Benefits

- **Construction** – the proposed development would support a large number of direct and indirect jobs within the construction industry and associated supply chains.
- **Operation** – the proposed development would generate 260 FTE jobs, in addition to investment in the local supply chain and contribute approx. £3.4million in student expenditure to local services and facilities.
- **Reducing reliance on HMOs** – the proposed development will reduce the supply-demand gap of student accommodation, thereby relieving pressures on the private rental sector.
- **Increased Footfall** – additional footfall would be attracted into the area, encouraging further investment and creating benefits from the opportunities of increased activity in the area.

39. Having regard to the above considerations, it is concluded that the proposal represents a sustainable form of development and outline planning permission should therefore be granted.

1. Introduction

1.1 This Planning Statement has been prepared by Turley on behalf of the University of Manchester ('the applicant') ('the University'). It is submitted in support of an outline planning application for the proposed redevelopment of the existing University owned Fallowfield residential campus located in Fallowfield, Manchester.

1.2 The description of development for which planning permission is sought is as follows:

Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads.

1.3 The proposal seeks planning permission for the replacement of existing student residential accommodation with new modern and high-quality accommodation (Purpose Built Student Accommodation or PBSA) and supporting facilities in an attractive liveable setting.

1.4 In doing so, the proposal will provide up to 3,300 student bedrooms with private internal amenity spaces and associated services and up to 4,500 sq m of ancillary facilities across a variety of use classes that support the functioning of the site as a student accommodation campus alongside additional residential accommodation for a limited number of support staff.

1.5 The proposal represents a wholesale overhaul of the campus to ensure it provides the quality and range of accommodation needed for the University and its students for many years to come. It will replace obsolete accommodation which is no longer fit for purpose, does not meet the University's quality and sustainability standards and which does not provide a residential environment conducive to student well-being and in which they can thrive in their academic and extra-curricular life during their time in the City.

1.6 Aside from the means of access into the site for which detailed permission is sought, permission is sought only for of the key parameters of the development at this stage. This is detailed further within this Planning and Tall Building Statement.

1.7 All other matters of design detail are reserved for later approval, albeit key design principles for the proposed development are set out in the accompanying Design Guide which is proposed to be used as a tool to guide the detailed design of the development.

- 1.8 The Design Guide would be subject to a condition of the outline permission. This is intended to 'lock in' key design principles which it is considered necessary to generally adhere to in order that a high-quality development which achieves the University and Manchester City Council's shared place making and quality objectives is delivered.
- 1.9 This Statement is intended to assist Manchester City Council ('the Council') (as the Local Planning Authority ('LPA')) and other stakeholders in understanding the proposed development site and the proposed development, the prevailing planning policy framework and compliance of the proposal with it, and the weight to be applied to other material considerations.
- 1.10 The application submission contains a comprehensive suite of technical supporting documents, a fully list of which is provided at **Appendix 2**.

Structure of This Statement

- 1.11 The remainder of this Statement is structured as follows:
- **Section 2** provides an overview of the reasons for the application and the existing student accommodation market.
 - **Section 3** provides a brief description of the application site in context
 - **Section 4** summaries the consultation undertaken with key stakeholders, local residents and interested parties
 - **Section 5** provides a description of the proposals
 - **Section 6** outlines the key planning policy considerations
 - **Section 7** considers the strategic case for planning permission
 - **Section 8** considers the potential amenity impacts of the proposal
 - **Section 9** considers the potential environmental impacts of the proposal
 - **Section 10** describes the benefits of the proposals in achieving sustainable development
 - **Section 11** provides the concluding remarks

2. Delivering a best-in-class residential campus at Fallowfield

The higher education sector in Manchester

- 2.1 Manchester has one of the largest student populations in Europe with over 75,000 people enrolled on courses at one of its three main universities. Over 50,000 of these have a term time address in the City. The University of Manchester is the largest institution in the City with approximately 35,000 of its students requiring accommodation in the City annually.
- 2.2 Manchester competes in a global market to attract students, many of whom choose to make the City their home after studying and play a long-term role in its success. Manchester's most valuable and high skilled sectors include advanced manufacturing, health and life sciences, all of which require a highly skilled work force. The retention of graduates, currently at a rate of approximately 53%, supports the City's ability to attract investment and grow its economy. Maintaining this is reliant on the City continuing to attract high calibre students to study in Manchester.
- 2.3 The City is known for being one of the best places to study in the world, combining outstanding and varied education with the vibrancy of one of Europe's fastest growing cities. Its appeal to students is unrivalled.
- 2.4 The universities play a vital role in the economy of Manchester and do much to enhance the City's reputation on a global stage. In turn, its large student population contributes to the City's success, supporting the universities' core research and academic activities, supporting businesses in and around the Oxford Road Corridor and contributing to the vibrancy and energy of Manchester.

The University of Manchester

- 2.5 The University of Manchester, in its present form, was created in 2004 by the amalgamation of the Victoria University of Manchester and the University of Manchester Institute of Science and Technology (UMIST). After 100 years of working closely together, both institutions agreed to form a single university and officially combined to form the largest single-site university in the UK.
- 2.6 Today, the University has a community of more than 44,000 students, 13,000 staff and 500,000 alumni from 190 countries. The University of Manchester is a place where research has international impact, where students experience outstanding teaching and learning, and where all activity is enriched by a commitment to social responsibility and the benefits they bring to society and the environment.
- 2.7 The University of Manchester is a world-renowned higher education institution. It achieved a ranking position of 50¹ in the world and 8² in the UK Times Higher Education rankings. The University's global reputation presently attracts students from 160

¹ https://www.timeshighereducation.com/world-university-rankings/2022/world-ranking#!page/1/length/25/sort_by/rank/sort_order/asc/cols/stats

² <https://www.timeshighereducation.com/student/best-universities/best-universities-uk>

nationalities. Growth is being driven by the University's cohort of international students which has grown by 30% over the last five years and 15% in the last year alone.

- 2.8 The University has a portfolio of 229 buildings, including 21 halls of residence across three residential campuses – City Campus, Fallowfield Campus and Victoria Park Campus - 270 hectares of land including farms, smallholdings, cottages and agricultural land and over 30 listed structures, which include The Manchester Museum, Whitworth Art Gallery, the Lovell Telescope and John Rylands Library. It is a Manchester institution, at the centre of the City's economy and cultural scene.
- 2.9 As set out in the University created strategy 'Our Future: knowledge, wisdom, humanity'³ the University's priorities for the next 5 years include:
- (i) International collaboration and partnerships
 - (ii) Attracting global talent
 - (iii) Global reputation

The importance of providing sufficient good quality student residential accommodation

- 2.10 It is critical to the City's long-term success that it continues to attract students to study in Manchester as outlined above. Both main universities are operating in a competitive market-place and must evolve and innovate to maintain and improve their market position.
- 2.11 This means investing in research, course content and critical infrastructure.
- 2.12 Reflecting this, the University put in place a masterplan for its main campus in 2012, representing a £1 billion investment to create a world-class campus for staff and students. Through the implementation of the masterplan, the University has to date delivered the new Manchester Engineering Campus Development, new centres for the School of Law and Manchester Business School, a major refurbishment of the University Library, a bigger and better Students' Union and a new Medical School for its students in Dover Street as well as significant investments in the public realm and supporting food and drink and retail facilities which bring the campus to life.
- 2.13 This infrastructure extends to the range and quality of student residential accommodation. This reflects that the residential experience is inseparable from the academic experience. Good accommodation provides students with security, contributes to their well-being; linking their personal and academic development and supports a sense of community, connection and belonging. The type and quality of accommodation and the opportunity to live in a community amongst one's peers is critical to the student experience and students' transition into adult life during a time of significant personal change.

³ <https://documents.manchester.ac.uk/display.aspx?DocID=46723>

- 2.14 To that end, a central part of the University's masterplan is to deliver the quality and scale of managed student accommodation which matches the status and profile of the University (and the City) as one of Europe's most popular places to study. This is integral to the success of the City as a destination of choice for students.
- 2.15 The provision of sufficient good quality student accommodation also plays a wider role in the City and the effective operation of its housing markets with evidence of an ever-growing undersupply of stock placing pressure on the mainstream housing market to accommodate students. This is affecting the long-term sustainability of communities in and around the Oxford Road Corridor and pushing up rental prices. A supply side response is a critical step in addressing this.

The Fallowfield Campus

- 2.16 Fallowfield Campus is a popular residential location for University students, accommodating predominantly first years and international students who are eligible for University provided accommodation for the full academic year under the University's Accommodation Guarantee scheme.
- 2.17 The existing Fallowfield campus accommodates approximately 4,451 University owned and managed bedrooms with a variety of ancillary facilities. These are provided across a mix of catered and self-catered traditional 'halls of residence'. The wider campus at Fallowfield also accommodates the University's main sports facilities, the Armitage Centre, and associated playing fields.
- 2.18 The campus benefits from easy access to the University's main campus on Oxford Road via a modern cycle path network or regular bus services along Wilmslow Road/Oxford Road – see Figure 2.1



Figure 2.1: Fallowfield in relation to the main University Campus (application site shaded in orange)

- 2.19 Fallowfield accommodates a critical mass of residences in a single campus setting. In doing so it is able to benefit from bespoke support services being located on site and easily accessible to students. This is particularly important for first years who are coming to the City for the first time.
- 2.20 The campus model of living has an important role to play in building a community amongst the University's students. Students value the ability to live amongst their peers in a setting where they can make friends, grow their support network and be part of the buzz of student life. To this end, the campus remains a central focus for the provision of residential accommodation for the University, particularly for first year students, and the University is committed to its long-term success as a place for students to live, to grow and to thrive.
- 2.21 Set against this backdrop, whilst a popular location for students, the existing campus does not provide the quality of accommodation, supporting services and facilities and the quality of place which its students need and to which the University aspires. The University has undertaken a detailed appraisal of the campus and identified that:
- Part of the existing residential estate on the Fallowfield Campus provides a poor-quality student experience and does comply with modern energy performance and accessibility requirements.
 - Current level changes across the site do not meet modern accessibility standards.

- Refuse management is visually disruptive and contributes to a poor experience for residents.
- Existing ancillary buildings on site do not fulfil the amenity and student experience requirements of the campus, and provide little aesthetic value to the area.
- Buildings are utilitarian, lack activity, and present blank façades.
- Site infrastructure is visually intrusive and contributes to the general poor quality of the built environment.

2.22 Having played a valuable role for a number of decades in providing accommodation to predominantly first year students, it is recognised that the much of the site is now in poor condition and investment in new high-quality accommodation to replace stock that is obsolete or will become obsolete in the near future is due.

Targeted investment in new accommodation

2.23 The University has identified a targeted area of focus for addressing these deficiencies and delivering new accommodation which meets modern standards and expectations.

2.24 To that end, approximately 2,077 rooms within the campus (concentrated in the eastern and northern part of the campus) are not within the scope of this application and will continue to provide student accommodation.

2.25 The western part of the campus, accommodating approximately 2,350 bedrooms, is the focus of the intervention with a comprehensive redevelopment strategy proposed through this planning application. This will comprise the phased demolition of all existing bedrooms and their replacement with up to 3,300 bedrooms, supporting residential accommodation and ancillary facilities. See Figure 2.2.



Figure 2.2: Fallowfield Campus with the area of the proposed development outlined in red

2.26 The proposal is grounded in the University's vision to deliver a varied portfolio of accommodation across its residential estate that is of a quality consistent with the University's institutional standing - enhancing the Manchester student experience and supporting a diverse and inclusive community to live, learn and thrive.

2.27 The redevelopment of its existing campus at Fallowfield is necessary to realise this. Emanating from this, the University has defined the following objectives for the proposed Fallowfield Campus development:

- To provide sector-leading, high quality student accommodation aligned to modern expectations.
- To improve the campus's impact as a positive neighbour.
- To improve the environment for pedestrian and cycle users, encouraging a balanced and vibrant residential community.
- To contribute to the positive experience of students and staff at the University.
- To enhance the existing green character and promote the ecology and biodiversity of the site.
- To respond sensitively to the setting of the listed buildings local to the site.



Figure 2.3: Fallowfield Campus Illustrative Masterplan

2.28 The proposal achieves these objectives through a strategy of 'gentle densification' of the site to deliver additional residential accommodation which will make more efficient use of the land available. This is a sustainable way of delivering the additional accommodation needs which this Statement evidences through use of an existing and successful PBSA campus. The proposal meets these additional accommodation needs without utilising additional land which may be more suited to other uses.

2.29 This approach also provides the opportunity to improve ancillary and supporting services and facilities on site which can be more viably provided and administered through the increased residential occupancy of the site.

2.30 The increase in beds will also help reduce the University's reliance on block letting of rooms in private sector PBSA blocks in order to meet the demand for bedrooms via a

consolidation of accommodation to a limited number of managed locations, including Fallowfield.

- 2.31 The proposal seeks to achieve this in a way which protects and reinforces the positive attributes of the campus as a place to live.
- 2.32 For instance, the structural landscaping to the site, which gives it calm and tranquil character, contributes to the campus being a safe place for students to live, and which defines its interface with the wider neighbourhood of Fallowfield, will be protected. This is central to the campus's ability to remain a good neighbour to residential Fallowfield.
- 2.33 The development proposal will secure a new, sustainable and long-term future for the Fallowfield Campus. It will do so in a way which provides the University's students with a safe, secure home and an environment in which they can thrive in their studies and extra-curricular activities with a focus on community and liveability. This is itself vital to the University's ability to attract students to the City, in a competitive market-place, and continue the City's long standing reputation as one of the most popular places to study in Europe. As noted, this provides a key foundation for Manchester's economic success.

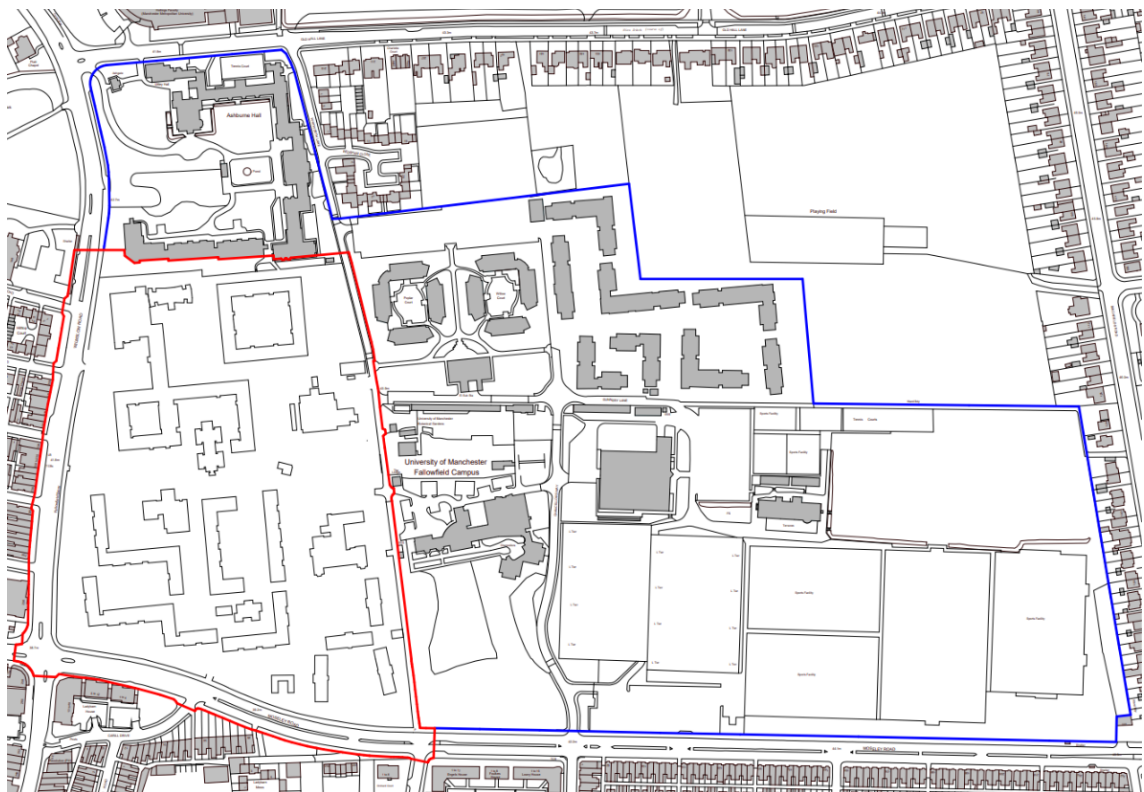
3. Site and Surroundings

- 3.1 This section of the Planning and Tall Building Statement describes the application site and its surrounding context.

The Site and wider campus

- 3.2 The site comprises existing student residential accommodation, ancillary buildings and outdoor amenity spaces, located c. 5km south-east of Manchester City Centre and forming part of University of Manchester's wider student residential offer within Fallowfield.
- 3.3 The site comprises Owens Park (including Owens Park Tower), Oak House and Woolton Hall student accommodation blocks as well as The Limes university catering facility.

Figure 3.1: Site Location Plan



- 3.4 As a whole the Fallowfield campus accommodates the following residential blocks:

- Owens Park (now closed) – approximately 1,070 bedrooms*
- Oak House: approximately 1,100 bedrooms*
- Woolton Hall: approximately 200 bedrooms*

- Unsworth Park – approximately 1,104 bedrooms
- Richmond Park – approximately 503 bedrooms
- Utley House – approximately 63 bedrooms
- Ashburne Hall – approximately 169 bedrooms
- Sheavyn House – approximately 238 bedrooms

*Denotes a block located within the application boundary and proposed to be demolished as replaced as part of the proposals subject to this planning application

3.5 The arrangement and distribution of the above blocks across the campus is shown at Figure 3.1.

3.6 The wider campus accommodates the Armitage Centre and associated sports pitches; the University's main sports facility.



Figure 3.2: Armitage Centre



Figure 3.3: New accommodation at Unsworth Park

- 3.7 The main buildings which currently occupy the application site were constructed in three phases, between 1950-1980. This phased approach is evident through the architectural expression of the properties.



Figure 3.4: Owens Park viewed from Wilmslow Road



Figure 3.5: Woolton Hall



Figure 3.6: Oak House

- 3.8 The site is physically bound to the west by Wilmslow Road (A6010) and to the south by Moseley Road (B5093). To the north, the site is defined by the Owens Park Tower (beyond which lies Sheavyn House and Ashburne Hall) and to the east, Whitworth Lane (part highway, part footpath) beyond which lies further University accommodation including Richmond Park and Unsworth Park.

- 3.9 At present, existing pedestrian and vehicular access is taken via a number of points. This includes Wilmslow Road to the west the site which acts as the main pedestrian point of access given its proximity to bus stops on Wilmslow Road.

- 3.10 Wilmslow Road also provides an entry and exit to an existing surface car parking area. Vehicles can only access the surface car park via this point with no means of vehicles accessing the wider campus via this point of access. Access to the wider campus from this point is limited to pedestrians only.

- 3.11 A further vehicular access is provided via Whitworth Lane to the north which provides access to the Limes and for service vehicles accessing the campus. Vehicular movement through the site is limited to service vehicles and there is no general car parking provided for students. Disabled parking is provided within the surface car park via the aforementioned Wilmslow Road access.

- 3.12 Pedestrian access to the site is open, although capable of being controlled via gates. There are no Public Rights of Way (PROW) running through the site itself, though Whitworth Lane located to the east of the application site and which separates the application site from the wider campus to the east is a PROW.

- 3.13 Internally, there are a number of circulation routes which are predominantly used as pedestrian and servicing routes during term-time, alongside a number of pedestrian footpaths across the site and wider campus.
- 3.14 Existing buildings within the site are predominantly 3 and 4 storey, arranged in a manner typical of campus style accommodation. The Owens Park part of the site accommodates a taller element, extending to 20 storeys. Until the end of the 2022/23 academic year, Owens Park also housed a centralised hub and reception for the campus, including accommodating various student services and support facilities associated with the residential campus.
- 3.15 All aspects of Owens Park have now been closed, including the residential accommodation, with the centralised services referred to above now relocated to the 'Richmond Park Amenity Building' to the east of the application boundary within the wider campus.
- 3.16 The site is enclosed by a dense tree belt along its western and southern boundaries which provide a landscape setting to the site and a high degree of screening of existing buildings within the site. This has an influence on the visual permeability of the site and access to it. The tree belt is positioned inside a metal railed fence which sits on a low-rise wall controlling access to the site and directing this to designated points referred to above.

Surrounding Context

- 3.17 The site lies immediately north-east of the centre of Fallowfield and approximately 5km south of the City Centre as noted above. The site lies approximately 1.5km south of the main University campus located off Oxford Road.
- 3.18 Wilmslow Road is a main arterial route within Manchester that provides north south links to Oxford Road and the City Centre as well as Rusholme, Withington, Didsbury and Parris Wood. The Oxford Road Corridor - the city's higher education hub and a key economic area of the City Centre – can be accessed easily from the site, on foot, cycle or by public transport.
- 3.19 Fallowfield has a significant history of being the city's most populous student area with an increasing proportion of traditional, local housing stock having become privately rented accommodation to serve this demand. The junction of Wilmslow Road and Mosely Road is its focal point, with the Fallowfield Campus situated in the north east quadrant of the junction.



Figure 3.7: Fallowfield Campus at junction of Wilmslow Road and Mosely Road

- 3.20 Shops and services within Fallowfield are predominantly focused on Wilmslow Road (both sides) with a wide variety of retail and related services provided. These are all within easy walking distance of the campus.



Figure 3.8: Shops and facilities within Fallowfield (opposite the site)



Figure 3.9: Shops and facilities within Fallowfield (within the defined District Centre)

- 3.21 Fallowfield is a dense residential area of the city, characterised by a variety of residential styles, including red brick terraced housing arranged in a traditional grid iron street pattern concentrated in the south east and north west quadrant of the Wilmslow / Mosely Road junction and larger, more modern homes located to the south west of the junction and to the south of the District Centre.



Figure 3.10: Residential properties in Fallowfield

- 3.22 Aside from the Fallowfield Campus, other notable landmarks in the area including Platt Fields Park located on the opposite side of Wilmslow Road. This is one of the city's largest and most popular areas of open space, serving the dense residential communities to the south of the city centre, including Fallowfield, Moss Side and Rusholme.



Figure 3.11: Platt Fields Park

Accessibility

- 3.23 The site is located within walking distance of key public transport connections which provide fast and regular routes to the City Centre and other areas around the City. There are four bus stops within 400m. Mauldeth Road train station and Levenshulme train station are located 1.8km and 2km from the site, respectively.
- 3.24 As noted, a range of amenities within Fallowfield and surrounding areas can be accessed via existing pedestrian or cycle routes, predominantly along Wilmslow Road and Moseley Road.
- 3.25 The site is within walking distance of the University's main campus, with well-defined, dedicated pedestrian and cycle routes providing a direct connection along Wilmslow Road and Oxford Road. On foot, the University's main campus can be reached within c. 30 minutes from the Fallowfield Campus.

Environmental Designations

Flood Risk

- 3.26 The Environment Agency Flood Map for Planning classifies the site as being in Flood Zone 1 and is therefore at low risk of flooding from rivers or the sea.
- 3.27 The Environment Agency flood map indicates that the majority of the site is at very low risk of surface water flooding, indicating that each year this area has less than 0.1% chance of flooding.

Historic Designations

- 3.28 The site is not located within a designated Conservation Area. The Victoria Park Conservation Area is located c. 850m to the north-west of the site, and the Withington Conservation Area is located c.950m to the south-west.

3.29 No listed buildings or structures are situated on the site. The nearest listed buildings/structures include:

- Lodge of the Firs, With Attached Gateway, Whitworth Lane (Grade II) (immediately east of the site)
- The Firs and Attached Annex, Whitworth Lane (Grade II) (immediately east of the site)
- Queen of Hearts Public House, Wilbraham Road (Grade II) (c. 50m to the west)
- Fallowfield War Memorial, Wilbraham Road (Grade II) (c. 65m to the west)
- Church of the Holy Innocents and St James, Wilbraham Road (Grade II) (c. 100m to the west)
- Behrens Hall, Old Hall Lane (Grade II) (c. 90m to the north)
- Ashburne Hall (Grade II) (c. 70m to the north)

Ecological Designations

3.30 The site is not allocated for ecological value.

3.31 There are no Local Nature Reserves (LNRs), National Nature Reserves (NNRs) or Site of Special Scientific Interest (SSSIs) within 1km of the Site. There are no European designated sites (Special Protection Areas (SPAs) or Special Areas of Conservation (SACs)) within 10km of the Site.

4. Relevant Planning History

Hybrid application 2015 – LPA Ref: 110184/FO/2015/S1

- 4.1 Manchester City Council approved an application for the redevelopment of the Fallowfield Campus on 11th December 2015. The approved development is described as follows:

Full planning application for development comprising the erection of buildings between two and six storeys in height to form: student accommodation (2312 bedrooms), wardens accommodation, kitchen and maintenance facility, student facilities, energy centres and associated parking, landscaping, boundary treatments and other infrastructure works following demolition of The Limes and Oak House Halls of residence and associated buildings; and, Outline application with all matters reserved for development comprising the provision of student accommodation (896 bedrooms), retail floorspace (for A1, A2, A3 use class to a maximum of 1400m2 Gross Internal Area), Doctors Surgery (maximum floorspace 200m2 Gross Internal Area), and student facilities, in building to a maximum height of 15.1 metres following the demolition of Owens Park Halls of residence and associated buildings.

- 4.2 The site wide masterplan shows Phases 1a and 1b (permitted in full) and Phase 2 (permitted in outline). Phases 1a is provided in two areas – one to the eastern part of the site occupying former rugby pitches and one located centrally within the site. Phase 1b occupies the southern part of the site and Phase 2 the northern part of the site.



Figure 4.1: Site Wide Masterplan

(Source: Manchester City Council)

- 4.3 The permission was granted subject to a number of conditions requiring the submission of reserved matters in relation to the outline permission and in regard to the commencement of development granted under both the Full and Outline consent. Of relevance to this Planning Statement are:
- (i) Condition 1a) requiring applications for approval of reserved matters for the development of Phase 2 no later than the expiration of three years beginning with the date of the permission (i.e. by 11th December 2018).
 - (ii) Condition 1b) requiring the development of Phases 1a and 1b as identified on the approved phasing plan to be begun not later than the expiration of three years beginning with the date of the permission (i.e. by 11th December 2018)
- 4.4 The approved scheme permitted a range of buildings, varying from two- to 16-storeys (with the majority being 4-storeys) and a central Hub building, with the design taking a contemporary form, with each phase designed to create its own identity and reflect the character of the existing site and surroundings.

Non-Material Amendment (S. 96A) Application to allow changes to the phasing of development – LPA Ref: 116549/NMC/2017

- 4.5 In July 2017, a non-material amendment was granted to allow for a change to the approved phasing plan and to amend those conditions which sequenced the original phasing plan. Through the non-material amendment permission, Phase 1a was broken down into Phase 1, 2a and 4, Phase 1b became Phase 2 and Phase 2 became Phase 3.
- 4.6 The approved non-material amendment did not have the effect of extending the time limits for either submission of reserved matters or commencement of development. The time limits remained as originally granted and conditioned above.

Delivery of the 2015 Permission

- 4.7 A total of 1,104 student bedrooms within Phase 1 have been delivered through the part implementation of the 2015 consent as amended, these being at Unsworth Park. These bedrooms were provided without any existing bedrooms being lost.
- 4.8 No further development has been delivered pursuant to the full planning permission. The modified Condition 1 required Phases 1 **and** 2 to be commenced by 11th December 2018. As the condition explicitly requires each named phase to be commenced rather than a general requirement that any part of the full permission is commenced by this date, it can be concluded that the planning permission for Phase 2 has lapsed notwithstanding the commencement and completion of Phase 1.
- 4.9 As no applications for reserved matters consent were submitted within the relevant timeframes the outline planning permission (Phase 3) has lapsed.

5. Pre-Application Consultation

Stakeholder and Community Consultation

- 5.1 The submission of this planning application has been supported by a comprehensive consultation process which demonstrated a wide-reach and regular opportunity for participants to feedback prior to submission of the application.
- 5.2 The consultation with the local community and key stakeholders included:
- Briefings to the Leader of the Council and members of the Manchester City Council Executive
 - Briefings to ward councillors in the Fallowfield ward of the City;
 - Awareness raising through 3,313 leaflets posted out to local residents;
 - Over 100 leaflets issued to stakeholder groups in the area, including resident and interest groups;
 - A public drop-in event on 14th June 2023 in Fallowfield, attended by 25 attendees;
 - A live webinar with 8 attendees (17 people registered), with the recording of the webinar watched a number of times on the website.
 - Approximately 1,000 visits to the consultation website;
 - A total of 1,679 unique users, generating a total of 1,941 views visited the dedicated project website;
 - Local media coverage of the project in the Manchester Evening News and property/planning trade media outlets;
 - Survey responses from 98 people.
- 5.3 As noted above, following the consultation 148 responses were provided either through written feedback, direct questions or through the survey. A number of recurring themes emerged:
- The proposals
 - Need, demand and supply
 - Community considerations and impact
 - Affordability considerations
 - Outline planning process and nature of the public consultation

- Enabling works and demolition

5.4 All feedback received has been considered and analysed, with further detail provided in the supporting Statement of Community Engagement, prepared by Turley.

Manchester City Council

5.5 A number of meetings have taken place with City Council officers over an approximate 6-month period. The proposals have been presented to Officers throughout with feedback received from the Planning and Development Management, Principal Planner for Development Management South and the Design and Conservation Manager.

5.6 The meetings have centred on the high-quality principles of the student accommodation and stakeholder and community engagement, and scope of and approach to the planning application.

5.7 The discussions with Council Officers have been constructive and their feedback and comments have been addressed as part of the design evolution and within the application submission.

5.8 Engagement with the City Council and its statutory advisors has also taken place through the Environmental Impact Assessment scoping exercise, detailed further within the Environmental Statement submitted as part of the application.

6. Proposed Development

6.1 This section provides an overview of the proposed development.

Vision and Objectives

6.2 The University's vision is to deliver a world class, environmentally sustainable campus at Fallowfield which enriches the student experience.

6.3 The vision is carried into a set of guiding objectives which the development proposal will need to deliver on to realise the above vision:

- To provide sector-leading, high quality student accommodation aligned to modern expectations.
- To improve the campus's impact as a positive neighbour.
- To improve the environment for pedestrian and cycle users, encouraging a balanced and vibrant residential community.
- To contribute to the positive experience of students and staff at the University.
- To enhance the existing green character and promote the ecology and biodiversity of the site.
- To respond sensitively to the setting of the listed buildings surrounding the site.

6.4 The vision and objectives provide the overall framework for the proposals and will guide the development at all stages of delivery. At the outline planning application stage they inform the physical parameters of the development as proposed and the key design principles which are committed to within the application.

The need for comprehensive redevelopment

6.5 The University has carried out a full appraisal of options for realising the above vision and objectives in the context of a pressing need to address the issues with the campus and its accommodation offer as outlined in section 2. This has included a consideration of the reuse of the existing buildings.

6.6 However, even significant invasive work to the existing accommodation would be unlikely to provide a large enough uplift in both environmental performance and capacity, with the existing buildings unlikely to meet modern requirements and space standards or match the quality of other contemporary PBSA across the city. Re-use is not a long-term solution and would not address the fundamental deficiencies evident with the campus and its offer.

6.7 Importantly, a full refurbishment and upgrade of the existing accommodation would deliver a significant net reduction in bedspaces and further exacerbate the issue of accommodation shortages which are explained in section 8 of this Statement.

- 6.8 It is therefore proposed to demolish existing buildings as part of a comprehensive overhaul and upgrade to the existing accommodation provision.
- 6.9 This has enabled a comprehensive review of the site and how it operates and is laid out to be undertaken, free from the constraints of the siting of the existing buildings to ensure the resultant scheme provides the best quality residential environment for future students conducive to their studies and wellbeing and promoting a sense of community.

The outline application

Securing a future development partner

- 6.10 The University will engage the market to secure a development partner to deliver and operate the proposed new accommodation working with the University. The process of identifying a suitable partner is thorough and the University will focus its selection on who is best placed to work with it to deliver the overall vision and objectives of the development as outlined above. The vision and objectives provide the key criteria against which the suitability of potential partners will be assessed.
- 6.11 The development partner will work closely with the University to deliver the development in a phased manner. However, it is vital to the process of selecting a development partner that the University is able to present candidate partners with a positive and de-risked planning position in relation to the development. This will substantially broaden the pool of potential development partners reflecting that some will have a reduced appetite to take on planning risk.
- 6.12 Through this approach, the University will be in a position to ensure its search for a partner penetrates the full market, so giving it greater choice and ensuring it is able to identify the partner which is best placed in the market to deliver the overall vision and objectives of development to their full potential. Ultimately, this approach will ensure the highest quality development achievable is delivered.

General approach to the outline application

- 6.13 The University has held extensive discussions with the City Council in order to agree the approach to the outline planning application. Whilst the University will frontload the planning process for the reasons outlined above, in doing so it is important that the planning permission is sufficiently flexible to enable the detailed design of the scheme to be led by the development partner, in partnership with the University, once selected.
- 6.14 At the same time, it is critical that the outline permission sets out clearly defined parameters in relation to the core components of the development (e.g. the amount of development, maximum heights, areas of the site which will be kept free from development) to enable a proper assessment of the scheme through the planning process such that its impacts and benefits can be accurately defined and considered in the planning balance. A balance between detail and flexibility needs to be struck.
- 6.15 To supplement the definition of the core development parameters which will form the basis of the planning permission and of Council's assessment of the scheme through the planning process, it is important in the case of this site – being one of scale,

prominence and in an important urban location – that the outline planning permission is used to secure a high-quality scheme and that the commitment to this is ‘locked in’ at this early stage of the planning process.

- 6.16 This is achieved through the development of a Design Guide which sets out a framework as to how the detailed design of the scheme should be approached across a broad spectrum of design topics. There will be a requirement for future reserved matters applications to demonstrate broad compliance with the Design Guide, and any deviation from it justified. This would be controlled through a planning condition.
- 6.17 In combination, the scheme parameters and the Design Guide provide the controlling mechanisms to guide and manage the scale and form of the detailed scheme which will be progressed through the future reserved matters process. They work together to ensure a scheme which achieves the vision and objectives outlined above is delivered in a manner which responds positively and sensitively to its context, which avoids significant adverse environmental effects, which delivers the necessary environmental mitigation and through which the benefits of the scheme are maximised for the City, the community of Fallowfield, the University, its staff and students.

Development Parameters and Design Guide

- 6.18 As noted above, the development for which planning permission is sought is defined by the parameters of the proposal. These are detailed on the following Parameter Plans:

- Parameter Plan Developable Area (Reference 6952 SRA-XX-XX-DR-A-00801)
- Parameter Plan Maximum Heights (Reference 6952 SRA-XX-XX-DR-A-00800)

- 6.19 The core parameters of the development for which permission is sought are as follows:

- Demolition of all existing buildings;
- Provision of up to 3,300 student residential bedrooms and supporting facilities (Sui Generis use)
- Provision of up to 55 bedrooms for support staff (Sui Generis use)
- Up to 1,200 sq m of ancillary residential dwellings for support staff (C3 use class)
- Provision of up to 4,500 sq m of floorspace to be used for ancillary purposes within Use Classes F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway);
- Provision of car parking, cycle parking, circulation space, public realm, green infrastructure and open space
- Use of existing access points off Wilmslow Road, Moseley Road and Whitworth Lane

- 6.20 The proposal will provide up to a net additional circa 950 student bedrooms.

Definition of development area

- 6.21 A single development area is defined within which buildings and associated infrastructure would be constructed. No permanent development would be permitted to be provided outside of this defined area. This area reflects the current general extent of developed area with the dense tree belt around the site generally committed to being retained as an important feature of the site, providing a green setting to the campus and providing visual relief from the built-up character of Fallowfield.

Extent of built development

- 6.22 The internal arrangement of the site is not committed at this stage and this will be determined through the future reserved matters process. However, as confirmed on the main Parameter Plan, no more than 35% of the site area will accommodate permanent buildings. This ensures the site will retain an open character, enabling key areas of public realm and green space, which will create an attractive and liveable residential environment, to be provided.

Height

- 6.23 The Height Parameter Plan sets height limits for the proposal. This has been informed by a consideration of the site's townscape, landscape and heritage context to ensure the tallest elements of the scheme are located in parts of the site where they will be least visible and have least interaction with the built environment outside the site.
- 6.24 This proposes buildings of up to 90.8m (AOD reference defined on Parameter Plan) equating to buildings of approximately 15-storeys. This is lower than the highest point of the existing site (the Owens Park tower). Reflecting this approach, the Parameter Plans limit height along the western and southern edges of the site where the campus is more visible from beyond its physical limits and has a greater interaction with the wider neighbourhood.

Design Guide

- 6.25 The Design Guide supplements the Parameter Plans to outline additional qualitative and quantitative design standards which the scheme is expected to broadly comply with and which will inform the detailed design of the development to be progressed through the reserved matters process. This provides an additional layer of design detail, locking in the University's commitment to a quality scheme and ensuring this is enforceable through the reserved matters process.
- 6.26 The Design Guide does not seek to replace or duplicate existing policy relating to the areas covered by the document and adherence with such policies will still be required in the context of the Council's assessment of the future reserved matters scheme.
- 6.27 The Design Guide provides guidance in the following areas:
- The Student Experience
 - Sustainability standards
 - The Strategic Approach to the Site

- Green Infrastructure
- Types of External Spaces
- Gateway and Arrival
- Circulation Spaces
- Accessibility
- Planting
- Ecology and Biodiversity
- Drainage and SUDS
- Street Furniture
- Security
- Lighting
- Privacy
- Wayfinding and Signage
- Boundary Treatments
- Landscape Management
- Footprint and Roofscape
- Relationship between buildings
- Block Typology
- Social Hubs
- Residential Façades
- Residential Entrances
- Material Palette
- Ancillary Structures

6.28 Of note, the Design Guide sets out a commitment to avoid the loss of trees unless fully justified. Where trees are removed these will be replaced on a 3 to 1 basis. It also commits the scheme to achieving a Biodiversity Net Gain. It also commits the scheme to being generally car free, aside from disabled and limited staff parking provision reflecting the sustainability of the location. A high level of cycle parking provision (25%)

is committed. This compares to an existing provision of approx. 6% (c. 144 cycle spaces).

- 6.29 The body of work which comprises this planning application presents an appraisal of the scheme in the context of the defined parameters summarised above.

Technical Plan

- 6.30 A Technical Plan accompanies this application to show an indicative configuration of land use and buildings across the site to assist the technical assessment of the proposals against key policy objectives and demonstrating a viable quantum of use, that can be achieved within the parameters and principles of the Parameter Plans.

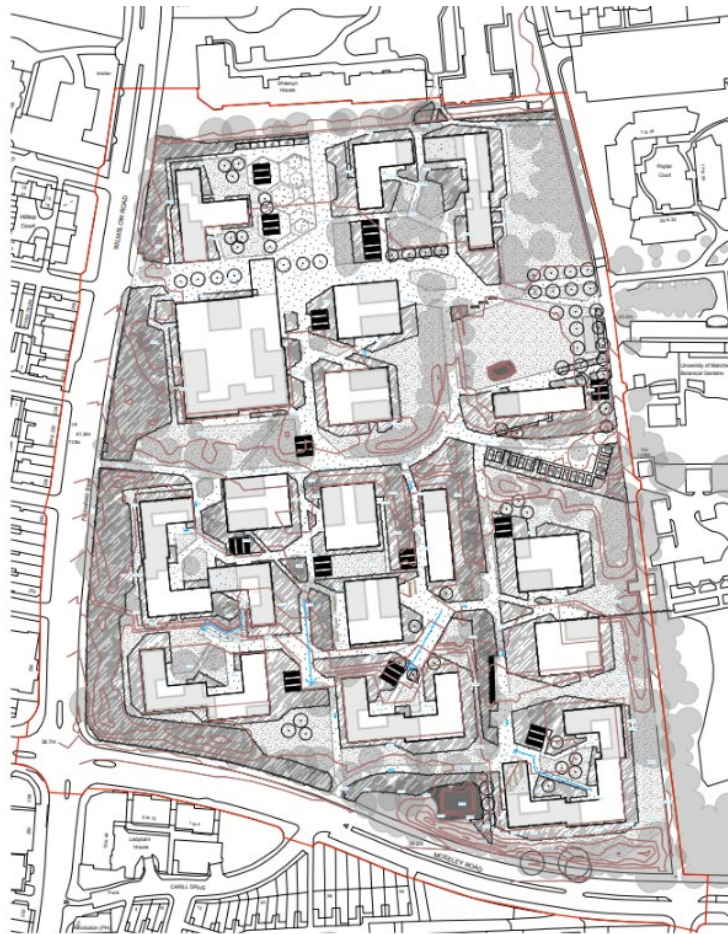


Figure 6.1: Technical Plan prepared by Landscape Projects

Illustrative Masterplan

- 6.31 In order to demonstrate how the parameters and Design Guide work together and can translate into a high-quality scheme on the ground, an Illustrative Masterplan is presented within the application. This presents a physical articulation of the development parameters, including providing an illustration of how the qualitative and quantitative design principles are interpreted and applied in a real-world scenario. This is an important means of testing the development parameters and design principles

and demonstrating that they are fit for purpose as a means of delivering a high quality and sustainable development.

- 6.32 The Illustrative Masterplan is based on the provision of the quantum of development for which planning permission is sought. It is based on the provision of a range of accommodation types, predominantly in cluster flats and all rooms being en-suite. The Illustrative Masterplan makes provision for 21 accessible rooms.
- 6.33 Planning permission is not sought for the Illustrative Masterplan and it provides just one articulation of how the development could be delivered working within the constraints of the defined parameters and delivery of the committed design principles.
- 6.34 The Illustrative masterplan has focussed on the key themes of connection, green space and social nodes, including the maintenance and enhancement of the east-west connections through the site connecting Unsworth and Richmond Park. The design has sought to incorporate key social functions through the inclusion of student hubs and open green spaces for recreation.
- 6.35 The Illustrative Masterplan has followed the key principles of:
- (i) Existing campus access points retained and remodelled to create a better sense of arrival.
 - (ii) Perimeter planting to be retained, including mature trees and established tree clusters, to preserve the leafy character of the border and the visual presence of trees on the surrounding streets.
 - (iii) Mature trees retained to enhance the green parkland character and increase biodiversity.
 - (iv) A large hub by the entrance point acts a vibrant landmark and provides improved social amenities and study spaces.
 - (v) Complimentary hubs along prominent circulation routes act as nodal points in the pedestrian journey through the site, aiding orientation and placemaking.
 - (vi) Predominantly car-free environment to promote attractive and pedestrian friendly routes through the site and support active travel.
- 6.36 The Illustrative Masterplan has been developed to demonstrate a scheme which achieves an effective integration with the landscape context in the following ways:
- **Green Infrastructure** – Retention of existing perimeter woodland around the edge of the site, to maintain continuity of existing green infrastructure along Wilmslow Road, Moseley Road and Whitworth Lane.
 - **Visual Perimeter Tree Screen** – Retention of existing perimeter woodland around the edge of the site to screen views of buildings and retain existing character.

- **Access** – Retention of existing access points into the site, thereby retaining existing walking routes and eliminating the need to change the highway.
- 6.37 The proposal will seek to enhance landscape setting through interconnecting networks of green spaces to provide a physical framework for biodiversity, through tree retention, reinforcing tree corridors and creating glades, meadows and ponds to increase biodiversity.
- 6.38 A series of outdoor social spaces will create a legible network of pedestrian routes leading from residential to communal areas, in landscaped spaces which are accessible and attractive to use in all seasons.
- 6.39 The illustrative masterplan maintains the existing general approach to the site with a focus on different character areas, maintaining the green look and feel of the site, a focus on the pedestrian and use of the public realm and the provision of accommodation within a range of buildings across the site. This includes the provision of a central student hub/focal point on the site of Owens Park which could accommodate a range of supporting facilities and would become the beating heart of the campus. This would be a place for students to gather, to meet, to socialise and to study in a communal setting as well as accessing key support and associated services.
- 6.40 The existing relationship between the campus and the wider Fallowfield neighbourhood is maintained through the Illustrative Masterplan with access limited to existing point of access and the dense tree belt and low-rise wall and railings maintained along the site's southern and western boundaries.



Figure 6.2: Illustrative Masterplan



Figure 6.3: Illustrative view of the site looking east along Mosely Road at the Mosely Road/Wilmslow Road junction

Phasing

- 6.41 The Fallowfield Campus is operational and continues to represent the University's largest concentration of accommodation in a single location. It is important to the University's ability to continue providing sufficient accommodation that the development can be delivered in phases and so minimising disruption to existing operations.
- 6.42 To this end, and to minimise the periods where there is a net reduction in accommodation during the development process, the scheme will be delivered in phases. Whilst a single operational campus, the campus was itself developed in phases with each phase having a distinct look and feel and being physically distinct. The arrangement of the campus lends itself to redevelopment in a phased manner therefore.
- 6.43 The detailed phasing of the development is yet to be defined and will be fixed through the detailed design process once a development partner is secured. It is expected that a phasing strategy would be submitted with or prior to the submission of the first reserved matters application and that delivery in accordance with this would then be binding on the University and its development partner via conditions.
- 6.44 For the purposes of the Council's assessment of the proposal, and reflecting the phased approach to the development, the Environmental Statement has made an assumption around phasing and completion dates.

Owens Park demolition

- 6.45 Notwithstanding the above, the University will commission and deliver the first part of the project, comprising the demolition of the vacant Owens Park during 2024. This would then be the location of the first phase of development. This enables new

bedrooms to be delivered as early as possible with site preparation works (comprising the demolition of Owens Park) taking place whilst detailed designs are being developed, providing a cleared site ready for development upon the reserved matters application for the first phase of development being approved.

- 6.46 To that end, a detailed Demolition Method Statement has been prepared and submitted with this application relating to Owens Park. This sets out the detailed means of demolition and the environmental management and mitigation measures which will be put in place during the demolition process. The equivalent information in relation to the rest of the campus, including during the construction phase, will be provided as part of the future reserved matters process.
- 6.47 The upfront provision of this information in relation to the demolition of Owens Park is intended to enable the demolition of this part of the site to take place soon after the grant of planning permission and prior to the submission of any reserved matters applications, reflecting the level of detail provided within the application regarding this phase of the project. It is proposed that planning conditions pursuant to the outline permission can be structured to reflect this proposal.

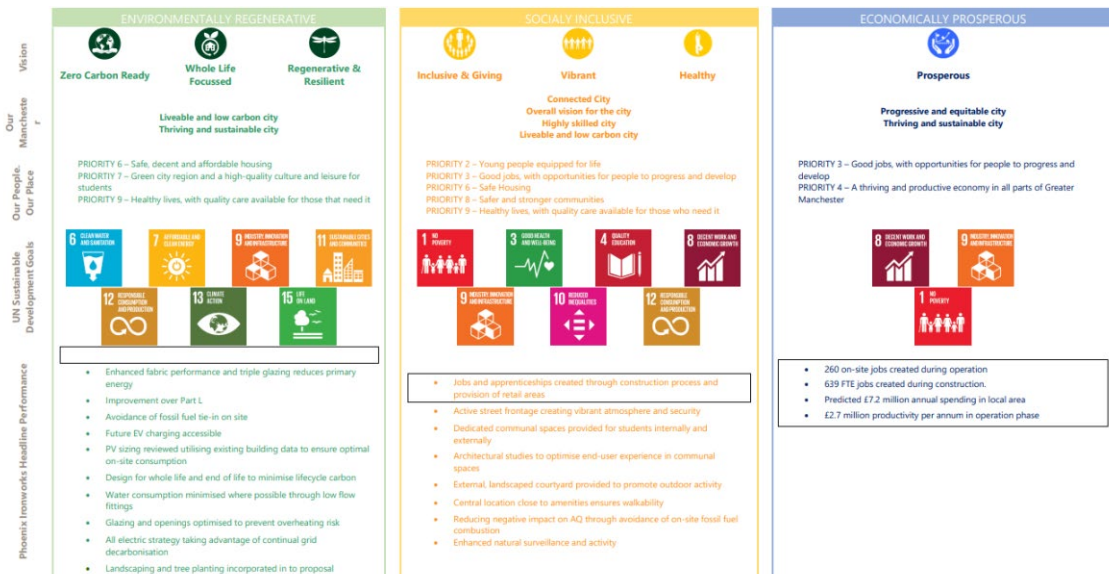
Management and Maintenance

- 6.48 The proposed development will deliver a safe, secure home for students that is professionally managed, in an environment that is conducive to study and integrated with the local community. The application is supported by an Outline Student Management Plan for the scheme developed by the University of Manchester.
- 6.49 The customer facing services will be delivered locally by directly employed site-based staff, led by professional and experienced Accommodation Managers, who will be responsible for the day-to-day running of the site.
- 6.50 The University will work within the local community to ensure that the student scheme has a positive impact on the area, by working with local resident associations, neighbourhood watch, local police and the fire service via regular liaison.
- 6.51 In addition to the management team, the campus will benefit from a 24hr security provision which will be tailored around the nature, size and location of the campus. The security of the site will be achieved through an unobtrusive approach that will utilise a combination of CCTV cameras, access control and security personnel.

Sustainability/Energy Efficiency

- 6.52 The proposed development will include high performance building fabric and energy efficient lighting, services and controls to reduce energy demand for heating, cooling, ventilation and lighting. The University is committed to delivering an exemplar scheme which demonstrates the highest standards of sustainability. It will work closely with the selected development partner to ensure this is achieved.
- 6.53 The below figure summarises the key performance metrics and sustainability achievements of the proposed development:

**Figure 6.4: Performance metric and sustainability achievements
(Sustainability and Energy Strategy, Buro Happold)**



Parking and Accessibility

- 6.54 In preparation for the demolition of Owens Park, the existing primary pedestrian / cycle access to the site off Wilmslow Road and into Owens Park will be closed. Residents, employees and visitors will be directed to an alternative entrance slightly south that had previously been kept locked. All vehicular traffic will be directed to the Whitworth Lane access during this time. As noted, this already provides the principal means of vehicular access into the site.
- 6.55 The Owens Park access off Wilmslow Road is expected to be reopened, operating on the same basis (i.e. for vehicles, pedestrians and cyclists) once this part of the development is completed.
- 6.56 The outline application makes provision for access to the redeveloped site via existing points of access only. No new or amended points of vehicular, pedestrian or cycle access are proposed.
- 6.57 The University recognises the popularity among students to cycle instead of taking public transport to University or the city centre and the proposals will provide cycle spaces for 25% of the student population, with equate to c.825 cycle spaces.
- 6.58 The proposal is to provide a largely car-free development, with vehicular access within the site available only to servicing/waste and disabled and staff parking. Disabled parking and servicing will be provided from the existing points along Whitworth Lane, thereby removing vehicles from the primary access point off Wilmslow Road, creating a truly pedestrianised gateway into the site.
- 6.59 Section 3 of the submitted Student Management Plan provides a summary of the procedure to be implemented at the beginning and end of term to move students in

and out of the accommodation without causing impact to neighbouring properties through on street parking or causing congestion on the local highway network.

7. Planning and regeneration policy context

- 7.1 This section outlines the key planning policies and guidance relevant to the proposed development. It provides the relevant context for the following sections that appraise the acceptability of the application proposals. **Appendix 3** of the Planning Statement sets out the policies and guidance in further detail.
- 7.2 Section 70(2) of the Town and Country Planning Act 1990 (TCPA) and Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) requires that planning decisions be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 7.3 The adopted Development Plan comprises:
- The Manchester Core Strategy (CS) (2012)
 - Saved policies of the Manchester Unitary Development Plan (UDP) (1995)
 - Greater Manchester Waste Development Plan (April 2012)
 - Greater Manchester Minerals Plan (April 2013).
- 7.4 Other material considerations include:
- The National Planning Policy Framework (the Framework) (June 2021)
 - Resolution of Manchester City Council Executive relating to Purpose Built Student Accommodation (December 2020)
 - Greater Manchester Housing Strategy 2019 – 2024 (2019)
 - A Greater Manchester Vision for Housing (2019)
 - Corridor Manchester Strategic Spatial Framework (March 2018)
 - Greater Manchester Strategy (2017)
 - Guide to Development in Manchester Supplementary Planning Document (2007)
 - A Strategic Vision for Corridor Manchester (2015)
- 7.5 The Core Strategy references and aligns with the Framework’s ‘presumption in favour of sustainable development’⁴. This means that planning applications that accord with the policies in the Development Plan should be approved without delay, unless material considerations indicate otherwise.

⁴ HM Government (2021), National Planning Policy Framework, para. 11

Strategic policy considerations

Manchester as a World City

7.6 The vision for Manchester is to have a growing economy and to be in the top rank of European and world cities⁵. The Core Strategy aspires to achieve a *'successful sustainable and accessible City in the front rank of cities in Europe and the world a City with a growing economy driven by the strength of the Regional Centre and Manchester Airport which supports a successful City Region.'*⁶

7.7 This is reinforced through Spatial Objective 2 of the Core Strategy to:

Support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

7.8 The Core Strategy recognises that the knowledge-based economy flourishes within an entrepreneurial community, characterised by a fully skilled, inclusive working population⁷ and that graduates choosing to stay in Manchester offer a great opportunity for improving expertise and innovation in knowledge-based industries.⁸

7.9 Not only is this emphasised throughout the City Council's commentary on the changing context of the city in relation to PBSA (see below), but also across numerous key policy documents including the Oxford Road Corridor Manchester Strategic Spatial Framework⁹, the Greater Manchester Strategy¹⁰, the Manchester Strategy¹¹ and Manchester's Economic Recovery and Investment Plan¹².

7.10 The Corridor Manchester Strategic Spatial Framework (CMSSF) recognises the importance of the City's educational institutions in helping Manchester achieve world-renowned status as a destination of choice for students across the globe.

7.11 Ensuring the delivery of infrastructure suitable for world-renowned Higher Education Institutions and City is therefore pivotal for the delivery of the overarching vision for the City. This is further reflected in the CMSSF:

'The investment of the universities and their recognition as world-class institutions will undoubtedly result in an increasingly greater student intake from outside of the region and internationally. This will drive demand for new student residential accommodation within the Corridor, in locations that are within a reasonable walking distance to the heart of the universities, over the

⁵ Manchester City Council (2012), 'Core Strategy', para. 4.1

⁶ Ibid

⁷ Ibid

⁸ Manchester City Council (2012) 'Core Strategy', para 2.10

⁹ Oxford road Corridor Partnership (2018), Oxford Road Corridor Strategic Spatial Framework

¹⁰ GMCA (2017), 'Greater Manchester Strategy', para 1.1

¹¹ Manchester City Council (2016), 'Our Manchester –The Manchester Strategy', pg. 34

¹² Manchester City Council, Manchester's Economic Recovery and Investment Plan (2020)

lifetime of the strategy. This will include an upgrade of existing stock that is reaching the end of its life as well as additional provision¹³.

- 7.12 Manchester's Economic Recovery and Investment Plan was prepared to provide a positive statement on the future of Manchester's economy and its people and how the City Council is responding to the challenges and impacts from Covid-19. The document highlights key growth areas resulting from University investment, such as the Science Park and Innovation District. The document recognises that Universities attract and retain overseas and domestic residents and that *"the city's graduate retention and highly skilled talent pool form one of the primary drivers for investment and growth¹⁴".*

Core Development Principles

- 7.13 Policy SP1 of the Core Strategy provides an overarching framework for the consideration of all proposals in the City. It states that:

Development in all parts of the City should:-

- *Make a positive contribution to neighbourhoods of choice including:-*
 - *creating well designed places that enhance or create character.*
 - *making a positive contribution to the health, safety and wellbeing of residents*
 - *considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
 - *protect and enhance the built and natural environment.*
- *Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.*
- *Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.*

Site specific policy context

- 7.14 Policy C2 (District Centres) of the Manchester Core Strategy designates the site as outside but on the edge of the Fallowfield District Centre.
- 7.15 Whilst the site is outside of the Regional Centre Spatial Principle 1 of the Core Strategy confirms that:

¹³ Corridor Manchester Strategic Spatial Framework, 2018 (paragraph 3.58)

¹⁴ Manchester City Council, Manchester's Economic Recovery and Investment Plan, page 11

The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

Beyond these areas the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

- 7.16 Policy C2 (District Centres) notes that development within District Centres should promote efficient use of land, particularly considering options for multi-storey development. The policy also continues that new development should positively contribute to the reuse and regeneration of land and premises.
- 7.17 Policy C6 (South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington) supports the development of the University of Manchester facilities adjoining Fallowfield District Centre (namely at the Fallowfield Campus) as a means of improving the balance of uses within the centre itself.

Policy relating to PBSA

- 7.18 Planning policy relating to PBSA in Manchester is presented within Policy H12 of the adopted CS. The Policy wording is provided in full below:

“The provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.

2. The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.

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

4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.

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

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

7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.

8. Consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.

9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.

10. Applicants/developers must demonstrate to the Council that their proposals for purpose-built student accommodation are deliverable.

Environmental design and related policies

Design policy

7.19 All new development in Manchester is required to follow seven principles of urban design¹⁵, as follows:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily, and
- Diversity: a place with variety and choice.

¹⁵ Policy EN1, Manchester Core Strategy

- 7.20 The Guide to Development in Manchester SPD (April 2017) recognises the importance of design in delivering sustainable development across the City. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development which Manchester desires.

Tall Buildings policy

- 7.21 Proposals for tall buildings will be supported¹⁶ where it can be demonstrated that they:

- Are of excellent design quality
- Are appropriately located
- Contribute positively to sustainability
- Contribute positively to placemaking, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring regeneration benefits.

- 7.22 The Core Strategy defines ‘tall buildings’ as those which are substantially taller than their neighbourhoods and/or which significantly change the skyline¹⁷. Outside of the City Centre, tall buildings will only be supported where, in addition to the above requirements, it can be shown to play a positive role in a coordinated place-making approach to a wider area. The Policy confirms that suitable locations are likely to relate to existing district centres.

Transport & Accessibility policy

- 7.23 The Core Strategy seeks to support proposals that improve choice by developing alternatives to the car, improving pedestrian routes and the pedestrian environment and facilitating modes of transport that reduce carbon emissions¹⁸. All new developments should be easily accessible to good public transport links to the City Centre and Regional Centre¹⁹.

Development Management policy

- 7.24 The development plan contains a number of development management policies which relate to technical and environmental considerations. Those of relevance to this application require new developments to:
- Give regard to specific issues including effects on amenity, including privacy, light, noise, vibration, air quality, odour, litter, vermin, birds, road safety and traffic generation²⁰.

¹⁶ Policy EN2, Manchester Core Strategy

¹⁷ Policy EN2, Manchester Core Strategy

¹⁸ Policy T1, Manchester Core Strategy

¹⁹ Policy T2, Manchester Core Strategy

²⁰ Policy DM1, Manchester Core Strategy

- Consider the potential effects of new development proposals likely to be generators of noise and the implications of new developments being exposed to existing noise²¹.
- Support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance²².
- Be adaptable to climate change in terms of design, layout, siting and function of both buildings and external spaces. Regard should be had to minimising flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space²³.
- Direct development away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding, and seek to minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure²⁴.
- Maintain or enhance sites of biodiversity value, with particular consideration given to protected or priority species and MCC's aim for a net increase in trees across the City²⁵.
- Seek to improve the air quality within Manchester by taking measures to minimise and mitigate the local impact of emissions from traffic generated by new development, as well as emissions created by the use of the development itself²⁶.
- Give priority to the remediation of contaminated land in strategic locations, and ensure that any proposed development on contaminated land is accompanied by a suitable risk assessment²⁷.
- Demonstrate how construction and demolition waste will be minimised and recycled on-site wherever possible and how the sustainable waste management needs of the end-user will be met²⁸.

The National Planning Policy Framework

7.25 National planning policy sets out a presumption in favour of sustainable development. This means that planning applications that accord with an up-to-date development plan should be granted planning permission without delay unless material considerations indicate otherwise. Where there are no relevant development plan policies or the

²¹ Policy DM1, Manchester Core Strategy

²² Policy DC26.1, Manchester Unitary Development Plan and Paragraph 185(a), National Planning Policy Framework

²³ Policies EN4, EN6, EN8 and EN9, Manchester Core Strategy and Paragraph 154, National Planning Policy Framework

²⁴ Policy EN14, Manchester Core Strategy and Section 14, National Planning Policy Framework

²⁵ Policy EN15, Manchester Core Strategy and Paragraph 180, National Planning Policy Framework

²⁶ Policy EN16, Manchester Core Strategy

²⁷ Policy EN18, Manchester Core Strategy

²⁸ Policy EN19, Manchester Core Strategy

policies which are most important for determining the application are out of date, planning permission should be granted unless:

- Policies within the Framework that protect areas or assets of particular importance (such as those relating to habitat sites, Green Belt, designated heritage assets and areas at risk of flooding) provide a clear reason for refusing the development; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

7.26 Key policies are considered below.

- Paragraph 8: the planning system has three linked objectives:
 - an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.27 These objectives should be pursued in mutually supportive ways with the aim of achieving net gains across all three.

- Paragraph 9: Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- Paragraph 119-120: planning decisions should promote an effective use of land, including the re-development of previously-developed (brownfield) land where possible. Substantial weight should be given to the value of using suitable brownfield land, and proposals which will secure the development of under-utilised land should be supported.
- Paragraph 112: significant development should be focused within locations which are, or can be made, sustainable through limiting the need to travel and offering

a genuine choice of transport modes. When considering planning applications, local authorities should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved, and any significant impacts on the transport network can be mitigated.

- Paragraph 186: Proposals should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants.
- Paragraphs 159 to 169: proposals should be directed away from areas which are at the greatest risk of flooding; and where development is permitted, local planning authorities should ensure flood risk is not increased elsewhere
- Paragraph 183: planning decisions should ensure that sites are suitable for its new use taking account of ground conditions, land instability, and any proposals for remediation
- Paragraph 174: proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments and integrate proposals with local habitats
- Paragraph 126: the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development.
- Paragraph 189: heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

City Council evidence relating to PBSA

- 7.28 The City Council is progressing work on an emerging Local Plan ('LP'). Prior to the formal adoption of the LP, an interim review of Core Strategy Policy H12 and matters influencing PBSA delivery has been undertaken by the City Council.
- 7.29 A report to the City's Executive Committee in November 2019 summarised contextual changes in the PBSA market and presented a series of additional criteria against which applications for PBSA could be considered whilst still recognising the primacy of Core Strategy Policy H12 criteria. The proposed criteria were the subject of public consultation.
- 7.30 The report identified a number of issues in the PBSA market, including a low level of dedicated stock relative to the size of the City's student population and that the stock that was available was generally of a lower quality and expensive.
- 7.31 The report noted that this was resulting in students relying on the mainstream housing market in Manchester to meet their accommodation needs, with very high incidences of HMOs in the southern suburbs of the City and students also occupying city centre build to rent apartment schemes in and around Oxford Road. The City Council was able

to point to high incidences of Council Tax exemption and a significant loss of income for the City Council. Further it was noted that the high reliance on the mainstream housing market was having a detrimental impact on affected communities and the private rental market, pushing up rents and preventing dwells more suited to families and other 'permanent' households from occupying these dwellings.

7.32 In December 2020, a further report was presented to the Executive Committee providing a summary of the consultation responses and recommending that members endorse the additional criteria for use as material considerations in the determination of PBSA schemes by the Planning and Highways committee. The Executive Committee resolved to support the recommendation whilst acknowledging that the additional criteria do not affect the primacy of the development plan, Policy H12.

7.33 In summary the additional policy criteria seek to:

- (a) Contribute to delivering the city's regeneration objectives; support employment growth, graduate and talent retention, place making and the city's international reputation.
- (b) Provides student accommodation in the right locations, in appropriate numbers and supports wider growth to support the context of the approved Corridor Spatial Framework.
- (c) Provide PBSA that meets the needs of students, stabilises rental growth and provide affordable accommodation, and deliver a more diverse pipeline of new PBSA.
- (d) Ensure all PBSA is of high quality, providing a high standard of living and within close proximity to the city's higher education institutions.
- (e) Consider the welfare and wellbeing of students as a major factor in both design and management.
- (f) Adopt the principle in the following codes of practice: 1) the Universities UK/GuildHE Code of Practice for University Managed Student Accommodation; 2) the ANUK/Unipol Code of Standards for Larger Residential Developments for Student Accommodation Managed and Controlled by Educational Establishments; 3) the ANUK/Unipol Code of Standards for Larger Developments for Student NOT Managed and Controlled by Educational Establishments.
- (g) Consider place making opportunities to contribute to the management of areas in which the PBSA is located.
- (h) Deliver new high quality PBSA at a density that responds positively to the scarcity of land.
- (i) Locate PBSA in areas immediate adjacent to the core university areas.

- (j) Support existing green travel plans, where location is driven by proximity to university campuses, reducing the need to travel, and to sustainable modes of transport.

7.34 In May 2023, a further report was presented to the Executive Committee. The report identifies that there is a need for the provision of 750 additional bed spaces (on top of existing provision) in the city per annum up to 2030 reflecting the under-provision in the City relative to the size of its student population. It further identifies a pipeline of sites which are potentially capable of accommodating this requirement.

7.35 One of these sites is Owens Park, Fallowfield which is identified as able to contribute an additional 350 student beds. However, Owens Park only refers to part of the proposed development site, which also includes Woolton Hall and Oak House (the latter two not being explicitly referenced within the Report).

7.36 The report noted that:

This list of schemes is not exhaustive, and some may not be brought forward. But it does demonstrate that there is sufficient opportunity, and there is no obvious need to significantly depart from Policy H12 which has largely been effective in managing the supply of PBSA. Other schemes may also be progressed that are not on the list but nevertheless comply with policy H12.

7.37 The Report concludes that there is a clear need for additional Purpose-Built Student Accommodation in Manchester. However, this new accommodation needs to be provided in appropriate locations in line with Policy H12.

Summary of Key Policy Issues of Relevance

7.38 National planning policy sets out a presumption in favour of sustainable development, which confirms that development that accords with relevant policies in an up-to-date development plan should be granted planning permission without delay.

7.39 The Core Strategy Policy of principal importance, Policy H12, is a permissive policy whereby proposals for PBSA will be supported if it can be demonstrated that they meet specific criteria. The recent Executive committee resolution on PBSA provides further considerations and context but does not supersede Policy H12.

7.40 The Framework and local planning policies require development to be of high-quality design, and to have regard to the prevailing character with the surrounding area, including the retention and improvement to assets with a heritage value.

7.41 Policies in the Core Strategy and Framework encourage development on previously developed land and development in locations that are accessible by a wide range of sustainable modes of transport.

8. The Strategic Case for the development

- 8.1 This section of the Planning and Tall Building Statement demonstrates that the principle of the proposed development aligns with the adopted Development Plan, the Framework and other material considerations.

Supporting the city's strategic growth ambitions and the achievement of sustainable communities

- 8.2 The proposed development will support the City's strategic growth ambitions as expressed within the Core Strategy, the Corridor Manchester Strategic Spatial Framework (March 2018); the Greater Manchester Strategy (2017) and A Strategic Vision for Corridor Manchester (2015) by:

- Providing a quality and range of replacement and additional student accommodation which will support the University's ability to continue to attract high calibre students to the city in a globally competitive higher education market.

This is critical to the long-term success of the University as a major contributor to the City's economy and maintains Manchester's ability to attract the knowledge economy workers of the future, many of whom come through the City's universities to make Manchester their long-term home. It ensures Manchester's international reputation as a great place to study is protected and furthered from which the City's vibrant cultural economy derives significant benefit;

- Providing an environment in which students can thrive in both their studies and extra-curricular activities, improving the quality of educational outcomes for Manchester's future resident population;
- Supporting the long-term viability and sustainability of the city's residential communities by providing quality student accommodation which can reduce reliance on the mainstream housing market to meet students' accommodation needs, helping to manage price increases and address neighbourhood management issues which can arise through an overconcentration of Houses in Multiple Occupation (HMOs) in single areas.

The proposed development aims to address a longstanding and pre-existing issue of students in all year groups (including first years) relying on the mainstream and HMO housing markets due to both an under provision of accommodation and a low-quality offer which reduces the appeal of University managed accommodation relative to other accommodation options (including those in the non-PBSA market). The provision of sufficient PBSA of the right quality and in the right locations is critical to the creation of sustainable communities in the City and the creation of a housing market which works for all.

Compliance with the City's 'Core Development Principles'

- 8.3 The proposal will make a positive contribution to Spatial Principle 1 of the Core Strategy by:
- Supporting a reduced reliance on the mainstream housing market to accommodate students both within Fallowfield and beyond and helping to improve the stability and long-term sustainability of those neighbourhoods as noted above;
 - Providing accommodation to meet the needs of a specific user group via the replacement of obsolete and low-quality accommodation which does not meet their needs and doing so via the creation of an attractive, liveable neighbourhood designed around the bespoke requirements of this group and which promotes a positive sense of community;
 - Pursuing a carefully considered development framework for the site which respects and responds positively to its built context and which will protect and enhance the positive attributes of the campus in way that secures environmental gains compared to the baseline;
 - Representing an efficient and sustainable means of meeting the need for new accommodation by reusing and proposing the 'gentle densification' of an existing sustainably located site already used for this purpose and so minimising the need to utilise additional land to meet this requirement.

Supporting the vitality and viability of Fallowfield

- 8.4 Fallowfield Campus is a prominent landmark in the local area. A key issue locally is the effect of the high student population on the District Centre and local service provision. This includes the balance between services and facilities in the District Centre targeted at the student population and those which the non-student population have a greater need for. A reoccurring concern from the local community, and one which was raised through the community consultation exercise, is that this balance is weighted towards services targeted at students.
- 8.5 This issue extends to the pressure that the large student population places on local service provision and civic infrastructure, such as health care and green space.
- 8.6 The existing Fallowfield Campus has limited space to provide key supporting services and facilities on site at present, which means students rely on the wider Fallowfield area, including the District Centre, to meet their needs locally. Prior to the closure of Owens Park, the campus provided a GP Surgery and laundrette.
- 8.7 The proposed development offers the opportunity to address this through the provision of space for a variety of uses, including retail, food and drink and healthcare as well as the provision of open space within the site. The application makes provision for up to 4,500 sq m of space for ancillary uses providing the opportunity to increase and broaden the range of supporting services provided on site.

- 8.8 This increased and improved service offer can reduce reliance on the wider Fallowfield neighbourhood for students to access these facilities and so supporting the objective of Policy C6 to improve the balance of uses within the Fallowfield District Centre.
- 8.9 The proposal can improve the self-sufficiency of the campus in that regard. The proposed increase in student bedrooms will also make the provision of such services more viable and so assist in ensuring this higher level of self-sufficiency as a campus.

Addressing Core Strategy Policy H12

- 8.10 Locally, planning policy for PBSA in Manchester is principally addressed by Policy H12 of the adopted Core Strategy. Policy H12 sets out criteria against which PBSA proposals will be assessed. This is a holistic and wide-ranging policy, encapsulating many of the requirements and considerations of other policies of the development plan and providing a 'one stop shop' for the assessment of PBSA proposals.
- 8.11 Policy H12 is a permissive policy in that it lends its support to PBSA development within the City provided it satisfies the criteria of the policy. It therefore follows that if each of the criteria are met, the proposals benefit from the support of H12.
- 8.12 As assessment against the criteria set out in Policy H12 if presented below:

1. Sites should be in close proximity to the University Campus or to a high frequency public transport route which passes the area.

- 8.13 The Fallowfield Campus is located on Wilmslow Road, the key strategic bus corridor connecting South Manchester to the University's Oxford Road campus and the City Centre. This bus route provides an excellent and high frequency service towards the University's main Oxford Road campus and City Centre.

Table 8.1: Local Bus Routes and Frequencies

Bus Service	Bus Route	Bus Stop Location	Weekday AM Peak Hour	Weekday PM Peak Hour
41 Cross City	Sale – West Didsbury – Piccadilly Gardens – North Manchester General Hospital -Middleton	Owens Park, Langley Road	4	4
42	Stockport – Cheadle Hulme – East Didsbury – Piccadilly Gardens	Owens Park, Langley Road	1	1
42A	Stockport – Cheadle Hulme – East Didsbury – Piccadilly Gardens	Owens Park, Langley Road	1	1

42B	Stockport – Cheadle Hulme – East Didsbury – Piccadilly Gardens	Owens Park, Langley Road	1	1
42C	Stockport – Cheadle Hulme – East Didsbury – Piccadilly Gardens	Owens Park, Langley Road	1	1
43	Manchester Airport – Sharston – Fallowfield – Piccadilly Gardens	Owens Park, Langley Road	6	6
50	East Didsbury - Burnage - Birchfields - Salford - The Lowry	Birchfields Road	6	6
142	East Didsbury - Withington - Moss Side - Piccadilly Gardens	Owens Park, Langley Road	5	5
143	West Didsbury – Fallowfield – Rusholme – Manchester Royal Infirmary – Piccadilly Gardens	Owens Park, Langley Road	8	8
147	West Didsbury – Fallowfield – Ancoats – Piccadilly Rail Station	Owens Park, Langley Road	2	2
150	Gorton – Levenshulme – Chorlton – Trafford Centre	Wilmslow Road (Stop C)	4	4
171	East Didsbury – Burnage – Levenshulme – Abbey Hey – Newton Heath	Ladybarn Lane	3	3
743	Gatley – Northenden – Didsbury - Hulme	Wilmslow Road (Stop C)	1	1
750S	Loreto Grammar – Altrincham – East Didsbury – Levenshulme	Ladybarn Lane	1	1
Total No. Buses/Hour			44	44

- 8.14 The campus is therefore highly accessible by public transport. It is also located within close proximity to the University's main Oxford Road campus that allows for travel by foot and cycle. The City has recently invested in a new 'Dutch Style' cycle path network along Wilmslow Road and Oxford Road with a direct, high quality connection provided direct to the main University campus. See figure 8.1.



Figure 8.1: Oxford Road cycle lane

- 8.15 This will continue to allow students to travel by a range of sustainable modes of travel.
- 8.16 The first criterion of Policy H12 is therefore satisfied.

2. The Regional Centre, including the Oxford Road Corridor, is the strategic area for low and zero carbon decentralised energy/infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.

- 8.17 The only decentralised energy infrastructure within the Regional Centre is understood to be the Civic Quarter Heat Network which is so far connected to the Town Hall Extension and Central Library, Heron House, Manchester Central Convention Centre and Manchester Art Gallery only. Due to this limited covered and distance, it is not considered that within the foreseeable future the network will extend to addition sites.
- 8.18 The proposed development is submitted in outline, with no detailed matters pertaining to layout or design, as such the accompanying Design Guide and Energy Strategy provide a commitment to ensuring that sustainability will be an integral part of the design process, including elements of low and zero carbon technologies. These commitments are in recognition of the continually changing standards and the likely delivery timescales.
- 8.19 Insofar as it is relevant, the second criterion of Policy H12 is therefore satisfied.

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

- 8.20 The campus lies adjacent to the Fallowfield District Centre, being highly accessible to a wider range of shops and services. The student population within Fallowfield play an important role in supporting the District Centre and the proposed development will allow this to continue into the future, albeit with additional service provision on site to support an improved balance of uses within the District Centre in accordance with Policy C6 of the Manchester Core Strategy.
- 8.21 The development represents a ‘gentle densification’ of the existing residential campus in order to make more efficient use of an existing operation and meet the need for new PBSA without utilising additional land which may be used for alternative purposes. The strategy of densification has been carefully approached to ensure it is respectful to the surrounding context and buildings are compatible in their massing with development and uses outside of the site.
- 8.22 The dense tree belt and wall/fence surrounding the site to the south and west and which define the campus’s interface with the wider Fallowfield neighbourhood will remain. This will protect the site’s sense of enclosure and ensure its current physical and visual interaction with the wider neighbourhood is maintained. These steps ensure the development is compatible with its surrounds.
- 8.23 The existing campus is largely car free and the campus operates effectively on this basis, given its’ sustainable location, with no feedback from the consultation exercise to indicate that this presents any issues locally. The largely car free nature of the campus will be maintained in the context of the development proposal which, given the above, is not expected to increase the incidence of on-street parking in the local area.
- 8.24 It is concluded that the development satisfies criterion 3 of Policy H12 therefore.

4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.

- 8.25 There are significant positive regeneration impacts arising from the proposal, which are considered in turn below:

Supporting Manchester’s Higher Education Offer

- 8.26 The policy context presented in the above sections recognises the critical role that the Higher Education Institutions play within the city. They sustain, support and further the

economic performance of the City, in turn conveying significant social benefit. They are equally recognised as crucial to the City's recovery from the Covid-19 crisis.

- 8.27 The provision of high quality and well-managed student accommodation is an essential component in sustaining the appeal of those Higher Education Institutions in what is a very competitive market. Sufficient high-quality provision is critical to the City's universities being able to attract and retain the best talent.
- 8.28 As addressed in relation to a separate criterion below, there is significant mismatch between supply and demand of PBSA in the City, and a pressing need to deliver additional PBSA. The proposals will make a notable contribution to the supply, with high-quality and managed accommodation in a liveable and attractive location. By making this contribution and helping to increase and improve the accommodation offer, the proposed development will support the appeal of Higher Education Institutions and their continued essential contribution to the City's economy.

Supporting Fallowfield District Centre

- 8.29 As has been noted elsewhere, the student population of Fallowfield supports the businesses and services within the District Centre. The investment in the Campus to maintain and reinforce its role in accommodating students will ensure this positive impact continues.
- 8.30 However, this will be achieved alongside the opportunity to improve on site service provision through the development which can support the desire to rebalance the range of services provided within the District Centre to ensure the needs of non-students as well as students are adequately met (Policy C6 of the Core Strategy relates) as necessary to ensure the long-term vitality and viability of the centre.

Providing Housing Choice and Supporting 'Recovery' of Traditional Housing Stock

- 8.31 The mismatch between supply and demand for student accommodation within Manchester, evidenced further below, has generated a significant issue within the City in respect of the occupation by students of mainstream housing stock. There are more than three times as many students at the Higher Education Institutions than there are bedrooms in PBSA. Allowing for a smaller proportion of students living at home, the balance is necessarily made up of properties in the private rented sector, the majority of which are HMOs.
- 8.32 Whilst this will always be a feature of any successful university city, the issues this generates are numerous: reduced availability and affordability of housing stock; lack or absence of management; no oversight of student wellbeing; students exposed to poor landlord practices; impact on amenity of neighbours by being interspersed with mainstream housing. The provision of high quality, well managed PBSA represents a means of addressing these issues.
- 8.33 To reduce this 'claim' on the mainstream housing stock and the associated issues this brings, it is necessary to provide an attractive and realistic alternative to a good proportion of the HMO stock in the immediate and further afield areas.
- 8.34 The proposal will both serve to address the deficiency of PBSA and offer essential choice. In doing so, it will help to reduce pressure on the mainstream housing market

to accommodate students, reduce the prospect of additional mainstream housing being occupied by students and create the opportunity to revert a proportion of the HMOs in the area back to family housing. This is a key regeneration benefit of the proposed development, helping to create sustainable communities and a housing market which works for all.

- 8.35 That the development will enable the university to accommodate additional returning students (2nd year and above) in the context of growing demand from this user group for campus accommodation, will be a particular benefit in this regard given the high reliance that this group otherwise has on dwellings within the mainstream housing market.

Making Efficient Use of Land

- 8.36 The proposal represents a 'gentle densification' of the existing site and so making more efficient use of an existing and successful PBSA location. This is a fundamentally sustainable means of meeting the need for additional PBSA. It will do this without utilising additional land which may be more suited to other uses.

Economic and Social Benefit

- 8.37 The submitted Socio-Economic and Regeneration Statement, prepared by Buro Happold, summaries the economic benefits resulting from the provision of additional PBSA in this location. The Statement summaries the economic benefits at a city wide and local level.
- 8.38 During the construction phase, the proposed development would support a number of direct and indirect jobs within the construction industry and associated supply chains. The value of construction of the development is estimated as circa £33million per annum and is estimated to create 566 jobs during the build-out period.
- 8.39 During the operational phase of the proposed development, 260 FTE jobs will be generated, in addition to investment in the local supply chain. The additional students who will live within the proposed development are expected to spend a total of approximately £3.4million per year in the local area on food, drink, retail and leisure/services.
- 8.40 The proposed development would attract footfall into the area, encouraging further investment to take benefit from the opportunities of increased activity in the area.
- 8.41 By offering a viable and attractive alternative to HMOs within purpose built, well designed accommodation, the scheme can ensure there is a comprehensive management strategy in place to reduce the prevalence of anti-social behaviour typically associated with late night student activity. The Student Management Strategy submitted with the application confirms that 24 hour on and off-site management will be implemented.
- 8.42 Putting in place a robust management plan will help to manage some of the existing challenges in the area associated with Fallowfield accommodating a large number of students but without losing the benefit of students' presence which contributes to the vibrancy of the neighbourhood and supports local businesses.

- 8.43 On the basis of the above, the proposed development satisfies Criterion 4 of Policy H 12.

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

- 8.44 The proposed development has the safety and security of its residents at its heart. On- and off-site management protocols will ensure the safety of residents, whilst the Student Management Plan submitted within the application confirms that the campus will have 24hr support and security through high visibility patrols, CCTV monitoring and controlled access to buildings and other student areas.
- 8.45 The development will also benefit from an on-site Residential Life Team to provide support and guidance to the students, who work closely with the local campus Support and Security teams to manage any issue of concern. Secure cycle parking will be provided and a purpose built reception facility provided to act a central point of contact.
- 8.46 This application is accompanied by a Preliminary Crime Impact Assessment (PCIS), prepared by Grater Manchester Police. The PCIS confirms that the proposed development provides a big opportunity to address some of the existing issues with the site, in terms of safety and security. There are a number of recommendations made to enhance the security of the development and these will be considered and incorporated within the detailed stages through reserved matters.
- 8.47 It is concluded that the development satisfies criterion 5 of Policy H12 therefore.

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

- 8.48 Whilst submitted in outline, the application is supported by a suite of Parameter Plans and a Design Guide which define establish a clear design framework for the development and secure key quality standards for the purpose of further development of the scheme design. In combination, the Parameter Plans and Design Guide (alongside other documents) will form the set of control documents through which Manchester City Council will assess and determine the detailed scheme to be advanced through a future reserved matters application.
- 8.49 Importantly the development parameters, including the extent and distribution of height across the site, the retention of and reliance on existing points of access and the

retention of the existing tree belt and wall/railing around the site which provide it with a sense of enclosure, are critical parameters which are committed through this application.

- 8.50 In combination these ensure a respectful relationship with the wider Fallowfield neighbourhood, a high level of screening of new buildings and physical separation between buildings, areas of activity and existing residential uses beyond the site and that the development will have no greater material impact on surrounding residential uses than the baseline.
- 8.51 The application has been subject to a full environmental appraisal with a number of technical topics considering the effects of the development on residential amenity. This includes sunlight/daylight analysis, wind/microclimate analysis, townscape and visual impact analysis and air quality and noise analysis. The accompanying reports demonstrate that the scheme will not give rise to any unacceptable amenity impacts in respect of these topic areas arising from the parameters of the development for which planning permission is sought.
- 8.52 It is expected that a second stage of analysis in respect of some of these topic areas will need to be presented as part of reserved matters applications to verify that the impacts (or lack thereof) reported are the same in the context of detailed scheme, using the results of the aforementioned studies as a benchmark. This will form an important part of the Council's future assessment of the scheme through the reserved matters process.
- 8.53 Criterion 6 of Policy H12 is satisfied as it relates to the outline proposals.

7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.

- 8.54 There are no buildings of heritage value on the proposed development site. Criterion 7 of Policy H12 is therefore not applicable.

8. Consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.

- 8.55 The application is supported by an Operational Waste Management Strategy which confirms that the proposed development will be designed in accordance with the waste hierarchy: prevention, reduction, re-use, recycling/composting, energy recovery and final disposal.
- 8.56 To ensure that recyclables are collected and recovered from general refuse, adequate internal storage will be provided within all student units to ensure that waste is segregated at the point of generation. Waste generated in the student accommodation will be segregated into six streams:

- (i) Residual
- (ii) Paper

- (iii) Cardboard
- (iv) Mixed recycling
- (v) Glass
- (vi) Food waste

- 8.57 Students within the accommodation blocks will be expected to transfer bagged waste to interim waste stores within the student block, maintaining segregation throughout. The frequency of waste collection will be appropriate for the waste, with enhanced collection for residual, mixed recyclables, cardboard and food, and more typical durations for paper and.
- 8.58 A centralised waste store area will be provided to store and bulk all waste generated across the student accommodation blocks, this will be collected through electric vehicles. Waste will then be collected for off-site treatment or disposal.
- 8.59 The waste management strategy is in compliance with relevant national, regional and local waste management policy requirements and standards.
- 8.60 Criterion 8 of Policy H12 is therefore satisfied.

9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.

The importance of sufficient good quality PBSA in Manchester

- 8.61 For the reasons outlined in this Statement, a central part of the University's adopted masterplan is to deliver the quality and scale of managed student accommodation which matches the status and profile of the university (and the City) as one of Europe's most popular places to study. This is integral to the success of the City as a destination of choice for students.
- 8.62 The importance of providing the right amount and quality of PBSA in appropriate locations is driven by:
- (i) a need to address the adverse social and economic impacts which can result from an under provision of PBSA, including on the city's housing market and the sustainability of its communities;
 - (ii) the wider strategic benefits to the City which result from being able to continue attracting students in a globally competitive market-place and the role that quality accommodation options play in this;
 - (iii) ensuring the needs of this specific and vulnerable user group are adequately met during their time in Manchester.
- 8.63 The prevailing evidence points to existing provision being sub-optimal in the context of these drivers.

Evidence of a PBSA under-supply

- 8.64 The City Council has undertaken its own audit of existing PBSA provision in the City and identified a significant supply-need imbalance. This is evident, for example, in the level of Council Tax exemptions resulting from students occupying mainstream residential accommodation which totalled £17m in 2019. These exemptions are understandably focused on the Oxford Road Corridor and surrounding residential locations, including in the City Centre, Victoria Park, Moss Side, Rusholme, Fallowfield and Withington as illustrated by Figure 8.2.

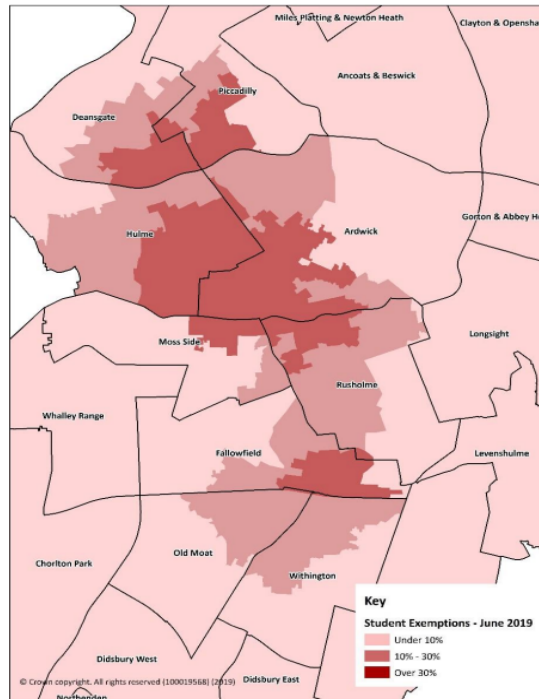


Figure 8.2: Council Tax Exemptions as at June 2019

- 8.65 Students are an attractive occupier group for residential landlords. This is increasing competition for mainstream housing, pushing up rent levels and, in the case of traditional residential areas to the south of the city centre, starving the market of housing otherwise suited to families.
- 8.66 Further, this model of accommodating students is largely unmanaged and can have a detrimental impact on the affected communities, with consequences for their long-term sustainability. By definition, students are a more transient group and do not invest in a location in the same manner as other households. This can give rise to tension between student households and non-student householders where the two are inter-dispersed.
- 8.67 This issue is a direct product of the low level of PBSA provision in Manchester relative to its size and that of the student population. During the academic year 2021/22, analysis by Student First Group carried out on behalf of the University indicates a student to bed ratio of 2.89 meaning there were almost 3x as many students seeking accommodation in the city as there are dedicated PBSA beds. By comparison, the

equivalent ratios for Liverpool, Sheffield and Nottingham of 1.80, 2.04 and 2.30 respectively.

Demand for University accommodation

- 8.68 Reflecting the above, the University's aspiration is to deliver a varied portfolio of residential accommodation that is of a quality consistent with its institutional standing - enhancing the Manchester student experience and supporting a diverse and inclusive community to live, learn and thrive.
- 8.69 The University's residential offer includes the Accommodation Guarantee. This means that all students are guaranteed the offer of accommodation in a University managed hall of residence for their first year of study and all International students are guaranteed an offer of University accommodation for the duration of their studies. In total, around 20,000 students annually benefit from the Accommodation Guarantee scheme. This puts a significant demand on the University's accommodation infrastructure.
- 8.70 The University had access to approximately 8,500 student rooms in 2022/23 across its campuses at Fallowfield and Whitworth Park and via a limited number of nominations agreements with private owners of PBSA facilities. This includes the block booking of rooms in a number of privately owned and managed accommodation facilities in order to fulfil the University's obligations under the Accommodation Guarantee scheme as the rooms that the University had ready access to (owned by University or via longer term nomination agreements) fell below the level of demand.
- 8.71 In 2021/22, the University was able to provide 1 bedroom for every 2.6 students eligible under the Accommodation Guarantee. In that year it received approximately 14,000 applications for accommodation. This indicates that a significant proportion of students eligible are not utilising the guarantee. This proportion is particularly low amongst international students. This bucks the trend seen in other cities, indicating a mismatch between the quality of accommodation offered by the University and the expectations of international students. This results in this group of students focusing their accommodation search on the mainstream housing market, particular build to rent residential accommodation in the City Centre.
- 8.72 However, even allowing for this downward influence on accommodation applications, there is a significant imbalance between the number of eligible applicants and the supply of bedrooms, meaning that the University cannot, in practice, accommodate all applicants eligible under the Accommodation Guarantee. In recent years this has manifest itself in increased reliance being placed on the University block leasing rooms within private sector owned and managed PBSA blocks to offer students a room in accordance with the Accommodation Guarantee.
- 8.73 This means students coming to the City are being offered accommodation which is suboptimal relative to their needs, particularly in this being isolated from the pastoral care and community life which comes with 'campus living'. This is critical to first year students particularly who are at their most vulnerable when first moving away from home. Whilst nomination agreements with the private sector will likely remains one means by which the University can offer a quality range of accommodation to students,

it is desirable that this is limited to a small number of agreements across targeted accommodation blocks.

- 8.74 Accommodating students who have specific accommodation needs and who the University have a duty of care to across a large number of sites, with small numbers of students in each, is not an efficient way of meeting the needs of these students. Conversely there are significant advantages to the University's ability to support and manage students in consolidating the University's accommodation and providing this across a limited number of locations. The provision of additional bedrooms at Fallowfield will support this.
- 8.75 Added to this, an increasing proportion of applicants for University accommodation are from returning students (Year 2 onwards) but who do not have priority in the context of the Accommodation Guarantee. The University has limited ability to offer these applicants places as they are not prioritised. An increase in supply would enable the University to consider offering accommodation to returning students who are often otherwise reliant on the mainstream housing market and HMOs given the under provision of PBSA in the City generally. Returning domestic students (as contrasted with international students) particularly will select HMOs – rather than City Centre build to rent properties – when they cannot access PBSA.
- 8.76 Added to the quantitative under-provision which the above analysis reveals, the University is aware that the quality of its accommodation across the above locations is generally not aligned with the aspiration outlined. It is dated, environmentally inefficient and not consistent with modern student experiences. This too has an influence on the above metrics.
- 8.77 That many students eligible for accommodation under the Accommodation Guarantee scheme choose not to apply for accommodation – some 30% - is commonly due to the quality of accommodation on offer. The quality of University accommodation is therefore putting pressure on the mainstream housing market, as referred to above with these students sourcing their accommodation elsewhere.
- 8.78 To this end, the University is committed to investing in this critical residential infrastructure as part of the delivery of its wider masterplan.

The Fallowfield Campus

- 8.79 Fallowfield Campus currently provides approximately 4,470 bedrooms across a number of buildings. This includes approximately 1,070 bedrooms at Owens Park which are no longer occupied as they do not meet current quality standards.

Why grow Fallowfield?

- 8.80 Fallowfield is an extremely popular location for students. In 2021/22 nearly 43% of applicants for University accommodation expressed a first preference for a room within Fallowfield. Unsworth Park (part of the Fallowfield Campus) was the most popular location selected by applications, with more than 3 applicants for every room available.
- 8.81 Set against this backdrop, if the University is to effectively fulfil its obligations under the Accommodation Guarantee, and support a reduced reliance on the mainstream

and HMO housing markets to accommodate students, there is a need to focus efforts on Fallowfield where additional provision can have the greatest effect given its popularity.

- 8.82 Furthermore, Fallowfield is an existing, successful campus. It provides a critical mass of occupation in a single location such that various ancillary and support services can be viably provided and administered on site, in a safe setting where a sense of community can develop with students living amongst their peers. This is absolutely critical to students' well-being, representing the optimum living environment for students during their time in the City.
- 8.83 Growing Fallowfield represents a sustainable approach to meeting the additional identified need for university managed PBSA. It builds on existing provision at the campus and will make use of existing supporting infrastructure already in place. It will deliver growth without utilising additional land which may be better suited to other uses. The campus is well-located in relation to the University being situated close to a high frequency bus connection to the main University campus with a high-quality cycle path network also providing a direct linkage between Fallowfield and the main campus.
- 8.84 In the circumstances, a need for additional PBSA is demonstrated and criterion 9 of Policy H12 is satisfied.

10. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

- 8.85 The site is wholly owned by the University and this outline application is being progressed by the University. The University has extensive experience in delivering and development student accommodation and has an in depth understanding of the nature of demand for its accommodation.
- 8.86 The University has selected to enter into partnership with a development partner to deliver the scheme. However, the University will remain heavily invested in the project throughout. The track record of the candidate partners will be a key part of the process of selecting a partner and the University will require a robust evidence base to demonstrate the deliverability of any proposals which candidate partners put forward as part of the bidding process. This will ensure that only a credible partner with the right level of experience and a robust proposal, with supporting evidence of its deliverability, is selected.
- 8.87 Criterion 10 is therefore satisfied.

Summary of Policy H12 compliance

- 8.88 Policy H12 is the development plan policy of greatest relevance. It confirms that the provision of new PBSA will be supported where the development satisfies the policy criteria.
- 8.89 Based on the above, it has been demonstrated that the proposed development satisfied all of the relevant policy criteria and as such, the proposals should be supported. In summary the proposed development:

- Is located within close proximity of University Campuses and a high-frequency bus route;
- Will promote the use of low/zero carbon energy infrastructure;
- Is compatible with existing developments and initiatives, in close walking distance to numerous day-to-day services and facilities;
- Will have a significant positive regeneration impact in its own right and as part of the Fallowfield residential area through providing high-quality student accommodation that will assist the city in creating a knowledge-based ecosystem, whilst enhancing the safety and liveability of the surrounding neighbourhood;
- Will be designed to be safe, secure and will assist in improving the safety of the surrounding area;
- Will be well designed and well managed to ensure that there are no unacceptable impacts upon the amenity of the surrounding area;
- Will include a waste management strategy that it is in accordance with the adopted waste hierarchy;
- Fulfills an identified need for high-quality PBSA to the student sector within Manchester; and
- Is deliverable, by the University working closely with their delivery partner.

8.90 In light of the above, the proposed development is in accordance with strategic policies of the development plan.

National Planning Policy Framework (the Framework)

- 8.91 The Framework advises²⁹ that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths and to meet the twin challenges of global competition and of a low carbon future. The delivery of new, modern PBSA and office development will assist in building a strong economy on several levels.
- 8.92 Firstly, the construction of the development will create local employment, whereby the introduction of an increased student population to Fallowfield will contribute to the economy through expenditure in their subsequent use of local facilities and services. Additionally, fit-for-purpose PBSA will attract students to Manchester who might not have otherwise chosen to locate here, increasing the likelihood of such students remaining in Manchester post-graduation and contributing to economic development.
- 8.93 The Framework also requires planning decisions to promote the effective use of land, including the re-development of previously developed (brownfield) land where

²⁹ HM Government (2023), Section 6, National Planning Policy Framework

possible³⁰. Substantial weight should be given to the value of using suitable brownfield land, and proposals which will secure the development of under-utilised land should be supported³¹. The Proposed Development is supported by these policies of the Framework.

³⁰ HM Government (2023), Paragraph 119, National Planning Policy Framework

³¹ HM Government (2023), Paragraph 120, National Planning Policy Framework

9. Achieving well designed places

- 9.1 This section addresses the acceptability and quality of the design of the proposed development in relation to the Development Plan, the Framework and other relevant material considerations.

Achieving High Quality Design

- 9.2 National and local planning policies confirm that good design is a key aspect of sustainable development and that new development should function well and add to the overall quality of the area, be visually attractive, sympathetic to local character maintain a strong sense of place and create places that are safe and secure.
- 9.3 The accompanying Design & Access Statement explains the design concepts and principles which have been applied to the proposed development, and how the proposals have evolved to reflect the site's context, identified technical and environmental constraints and opportunities and pre-application engagement with Manchester City Council Officers. It explains the design evolution and rationale for the proposals and how they have been adopted to ensure that the design of the site will produce a place which is appropriate for its physical, social and economic context.
- 9.4 The analysis presented within the accompanying Design & Access Statement demonstrates that the proposal is entirely consistent with Section 12 of the Framework CS Policies SP1 and EN1 and the Guide to Development in Manchester SPD in terms of securing high-quality design which makes a positive contribution to creating neighbourhoods of choice.
- 9.5 The submitted Design Guide has its sole purpose in establishing a robust framework, that defines the quality of design for any future reserved matters application, that provides direction to developers, architects and other designers. Whilst it seeks to define the level of quality that the future detailed design should aim to achieve, it allows sufficient flexibility to inform a variety of design solutions.
- 9.6 In conjunction with the parameter plans, the Design Guide forms a set of control documents through which the City Council will determine future reserved matters applications. Compliance must be demonstrated through a Design Compliance Statement and any departures from the Design Guide will only be acceptable where there is clear rationale for deviation which sets out the design or placemaking benefits.
- 9.7 The Design Guide sets out the following principles:
- (i) **Sustainability** – any detailed design must reflect and respond to the University's sustainability goals and commitments.
 - (ii) **National Planning Policy Framework** – all buildings must comply with the Framework's three strands of sustainable development.

- (iii) **Student Experience** – student wellbeing must be at the core of any detailed design, to enhance their day-to-day life and create a more attractive and visually stimulating experience.
- (iv) **Key Drivers** – 4 key spatial elements have been identified and should be reflected in the detailed design: placemaking; community-building; character areas; and, green spaces.
- (v) **Green Infrastructure** – redevelopment of the site must enhance the existing landscape through new planting, whilst it must minimise tree removal and retain key groups of trees to maintain and enhance the character and integrity of the site.
- (vi) **External Spaces** – the landscaping scheme must provide outdoor infrastructure to support positive use and social interaction, achieved through creating a range of social spaces connected by a network of convenient and attractive green routes.
- (vii) **Gateway and Arrival** – a clear design hierarchy must inform and signify spaces of arrival, orientation, social interaction and circulation.
- (viii) **Circulation Spaces** – the development must be predominantly car free with limited access for maintenance, emergency vehicles and accessible parking. Circulation through the site must be considered carefully to allow easy access to accommodation blocks and amenity spaces.
- (ix) **Accessibility** – an inclusive approach is fundamental, so all users can utilise the full range of facilities and services without any detriment.
- (x) **Planting** – the selection and installation of plants must consider the use of species which are adaptable to local and future conditions, and which promote biodiversity.
- (xi) **Ecology and Biodiversity** – the project should reflect and respond to the University's Environmental Sustainability Strategy regarding biodiversity net gain.
- (xii) **Drainage and SuDS** – the development must improve the current drainage on-site through implementing a range of strategies, with a particular focus on the area of flood risk in the south-east corner.
- (xiii) **Street Furniture** – should be of high quality, robust and contemporary in design. The furniture should be age-friendly and inclusive for all.
- (xiv) **Security** – must be embedded within the design, from the main entrance points to the individual residential blocks.
- (xv) **Lighting and Ecology** – developing a pathway lighting strategy and ensuring all external lighting does not increase lighting levels on valuable habitats.

- (xvi) **Privacy** – circulation routes should be set away from ground floor bedroom windows.
- (xvii) **Wayfinding and Signage** – signage must follow the hierarchy of circulation routes and spaces within the development.
- (xviii) **Boundary Treatments** – a clear approach to design will be adopted for boundary conditions, incorporating thoughtful high-quality design.
- (xix) **Landscape Management** – the integrated nature of landscape elements make it important that strategies are related to the long-term aspiration and vision of the site.
- (xx) **Built Form** – defines good practice principles that should be applied to the detailed design of the site.

10. Community and amenity considerations

- 10.1 This section considers how the development interacts with and impacts on the surrounding community of Fallowfield.

Amenity Impacts

Noise

- 10.2 A noise assessment has been completed and the results are presented at Chapter 7, ES Volume 1 (Appendix 7-E, ES Volume 3). The noise assessment considered the impacts arising from noise and vibration generated by construction and demolition activities (including construction traffic), along with noise generated by the buildings plant/services once the construction phase is complete and the development is operational.
- 10.3 The assessment considers the impacts from noise on the following surrounding receptors: student residences at Sheavyn House, Richmond Park, Uttley House, along with residents along Mosely Road, Wilmslow Road and Maple Court.
- 10.4 To mitigate against any construction noise and vibration, a full Demolition Environmental Management Plan (DEMP) will be implemented pursuant to planning conditions which will include measures to reduce the impacts from demolition activities.
- 10.5 With this application being made in outline, there is currently insufficient information to provide an assessment of noise levels arising from fixed plant and entertainment noise. Instead target noise levels have been defined at the relevant sensitive receptors, which will be considered during the detailed design stages.
- 10.6 Owens Park is an exception to this where a detailed Demolition Method Statement is provided which outlines steps to be taken during the demolition process to manage localised impacts. This is in relation to, for instance, hours of construction and the routing of service vehicle for the demolition process. Putting in place appropriate controls through the method statement will ensure localised impacts and managed and minimised.
- 10.7 In summary, whilst there will be some noise effects arising from the demolition of existing buildings, the effects will only occur during intermittent phases of the construction programme and will be controlled and limited as much as possible through measures adopted within the DEMP. As such, the proposed development complied with Policy DM1 of the Core Strategy.

Air Quality

- 10.8 An air quality assessment has been completed and the results are presented at Chapter 6, ES Volume 1. The air quality assessment considered the impacts arising from the construction process on the residents within 350m of the site boundary, or within 50m of the routes used by construction vehicles (up to 500m from the site entrance).

- 10.9 The site is located within an Air Quality Management Area (AQMA) due to exceedances of the annual mean NO₂ objective. The whole of the city of Manchester is within the AQMA.
- 10.10 Through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter releases from demolition and construction activities will be effectively mitigated. Such measures will include, but not limited to, construction screens around dusty activities, no idling vehicles, ensuring an adequate water supply on site for effective dust/particulate matter suppression/mitigation, and implementing a wheel washing system. An Air Quality and Dust Management Plan (AQDMP) will be implemented pursuant to planning conditions which will include such measures to reduce the impacts on surrounding residents from demolition and construction activity.
- 10.11 As such the proposed development complied with Policy EN16 and Policy DM1 of the Core Strategy.

Sunlight/daylight

- 10.12 A Sunlight and Daylight Assessment, prepared by GIA, accompanies this planning application to understand the potential changes in daylight and sunlight amenity within the relevant sensitive receptors which surround the site.
- 10.13 The Assessment confirms that student accommodation is experienced in a different manner than traditional housing, as students do not spend most of the time in their rooms as they can make use of communal spaces. Furthermore, students generally value a variety of amenities such as access to transport, libraries and university facilities other than natural light during their transient occupancy of the accommodation.
- 10.14 The Assessment has considered a number of surrounding properties along Wilmslow Road, Moseley Road, Ladybarn Road, Carlill Drive, Cawdor Road, Furness Road and those existing student accommodation buildings within the wider campus. The analysis within the Assessment confirms that whilst some noticeable changes to the properties may be experienced, the separation distances and gaps between the proposed development will largely mitigate this effect.
- 10.15 GIA conclude that given the majority of residual effects are to student accommodation, the impacts are considered wholly acceptable when considered against the reduced sensitivity of these buildings.
- 10.16 The proposal is therefore in compliance with national and local planning policy in this regard and will not result in any adverse impacts for surrounding residents in terms of loss of sunlight or daylight.

Scheme design including access and layout and building height

- 10.17 Whilst this application is submitted in outline, with only access matters for consideration the accompanying DAS, prepared by Sheppard Robson, details how the Illustrative Masterplan has been designed within the set of parameters and guidelines set out in the Parameter Plans and Design Guide to achieve the proposed development quantum.

- 10.18 Access into the site will be achieved through existing access points only, off Wilmslow Road, Mosely Road and Whitworth Lane, leading off Old Hall Lane. The maintenance and enhancement of the east-west connections through the site, connecting Unsworth and Richmond Park, have been prioritised, alongside key social functions for all campus residents. A large student hub building will be provided at the entrance point of Wilmslow Road acting a vibrant landmark, and providing improved social amenities and study spaces.
- 10.19 One of the key principles to achieve a high-quality design is the retention of the existing mature and established perimeter tree cover. This is recognised as not only adding character and a verdant setting to the site and this part of Fallowfield, but also in screening the site from the surrounding streets. Views into the site will remain relatively concealed and all development will be set more centrally within the site, again ensuring that the visual impact on the surrounding community and residents is kept to a minimum, whilst retaining the best and high-quality trees to be protected and create a variety of character areas.
- 10.20 Secondly, building heights have been set so as to avoid any overbearingness or impact on townscape/landscape. Heights are at their highest towards the centre of site (15 storeys), at the further distance away from any surrounding development. Blocks are then gradually stepped down until the edge of the perimeter tree line, where building heights are set to 6-storeys – set either below or at the same height of the existing tree canopy.
- 10.21 Finally, in recognition of the landscape character set through the existing tree cover, a key principle has been to achieve gentle densification whilst retaining an open setting that has a clear focus on recreation and well-being through a defined hierarchy of outdoor spaces and connections. Different block types have been introduced to address higher massing zones and create courtyards and form positive edges to the street, with a series of smaller-scale green spaces.

Student Management

- 10.22 An Outline Student Management Plan, prepared by the University of Manchester, is submitted in support of this application to set out the management strategy undertaken by the UoM, including the key principles by which the campus will be managed. Further to this the University are procuring a Delivery Partner who will support them in operating the new facilities, whereby all references in this Plan refer to the University and their partner.
- 10.23 The UoM will manage and oversee the accommodation, with the primary aim of providing exceptional service to the properties and the students who live within them. Support will be provided to the site-based staff by an experienced Management team, who will be committed to provide a positive 'student experience'.
- 10.24 The University will work within the local community to ensure that the student campus has a positive impact on the area, by working with local resident associations, neighbourhood watch, local policy and the fire service. There will be a dedicated on-site campus support and security team who will provide 24hr support and security across of the campus area. In addition the campus will be supported by a Residential

Life Team, made up of postgraduate students and staff, that provide support and guidance students in regard to accommodation, education or personal life.

- 10.25 Maintenance will be provided by the Delivery Partner and the University Estates Directorate, supplemented through companies providing specialist maintenance services. Whilst students will be responsible for cleaning their own flat, the Cleaning Team will manage and clean all common areas on a scheduled basis.

Operational matters

Move in/Move out days

- 10.26 The University has an established procedure for the arrival and departure of students at the beginning and end of the academic year, with students required to book their arrival online through the student portal. To ensure the move-in/-out process is managed efficiently, additional staffing resources are employed to manage any road congestion and for directing students quickly to their accommodations.
- 10.27 Students and their families are advised that once belongings have been unloaded from a car, their car is then moved elsewhere to allow others to arrive. Should students arrive outside of hours, they can contact the ResLife Advisor for their accommodation.

Waste storage and collection

- 10.28 An Operational Waste Management Strategy, prepared by Buro Happold, accompanies this application to ensure that the foreseeable operational waste is handled efficiently, sustainably, and safely whilst minimising the impacts on building performance, the environment and occupiers of the student accommodation.
- 10.29 To ensure that recyclables are collected and recovered from general refuse, internal storage will be provided in all student and staff units to ensure that waste is segregated at the point of generation. Waste will be segregated into six streams: residual, paper, cardboard, mixed recycling, glass, and food. The Strategy indicates that students and staff will be expected to transfer their bagged waste to the interim waste store in the respective block. With these stores being collected every two days.
- 10.30 An interim store will be provided within the demise of the student hub building, and will be used to consolidate waste generated prior to being transferred to the centralised waste storage area. The University's Estates team (or similar) will collect the waste using electric vehicles, moving it to the centralised waste storage area – at this stage two options are being considered for the location of the centralised waste store: within the wider campus, or within the application boundary. It is proposed that the location of the centralised waste store will be secured through a planning condition and details provided at reserved matters stage.

Impacts on the Local and Wider Community

Socio-Economics

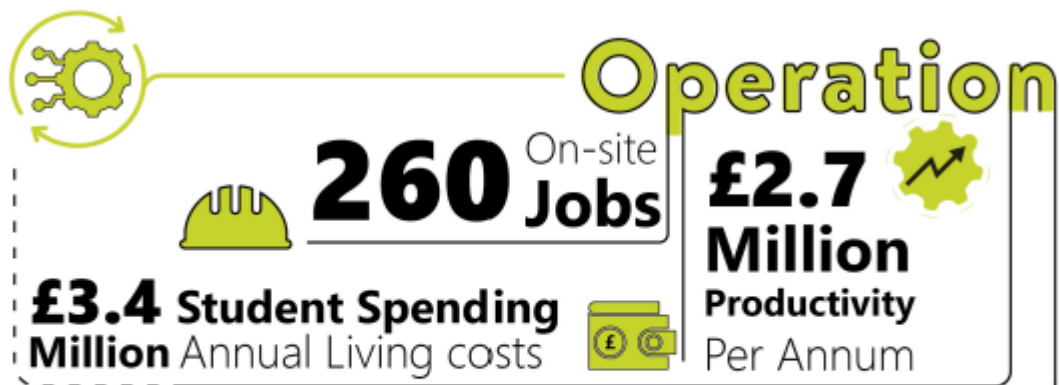
- 10.31 An assessment of the impacts of socio-economics and human health as a result of the proposed development has been completed and the results are presented in the Socio-Economic Regeneration Statement.

10.32 Construction of the proposed development is likely to generate the following economic impacts:



Source: Socio- Economic Regeneration Statement (Buro Happold, July 2023)

10.33 Upon completion, the proposed development will generate a range of economic impacts. These impacts will persist over the long-term, and are likely to include the following:



Source: Socio Economic Regeneration Statement (Buro Happold, July 2023)

- 10.34 Students make an invaluable contribution to the city's economy, diversity and vibrancy. They help to underpin a broad-based, highly skilled economy and are essential to some of Manchester's most valuable growth sectors in advanced manufacturing, health and life sciences. Manchester City Council has previously stated³² that graduate retention in the city is at 50%, with student remaining in the City after graduation and contributing to the local economy.
- 10.35 The development will have a positive regenerative impact on the local community. Replacing unfit-for-purpose student beds with high quality accommodation and improved public realm will help the city in creating a knowledge-based ecosystem to attract students and retain more of them to stay in the city.
- 10.36 In summary, the proposed development will generate a range of economic and regeneration benefits for the local and wider area of Manchester and contribute to the

³² Manchester City Council, 'Student numbers and graduate retention in the city' (November 2021) [Student numbers and graduate retention in the city.pdf \(manchester.gov.uk\)](#)

City's prosperity. The impact of the proposed student accommodation together with the investments in the neighbouring Oxford Road Corridor will strengthen the city as one of the key centres of the knowledge economy.

Student Impact in Fallowfield

- 10.37 The proposed development will have a positive regeneration impact on the local community, through being able to support regeneration and diversification of the nearby District Centre attributed through an increase in on-campus students and greater expenditure, that will establish wider investor confidence in the area.
- 10.38 At the same time, the proposal offers the opportunity to provide new and expanded services and facilities on site and so reducing students' reliance on the wider Fallowfield neighbourhood in meeting some of their needs. This can improve the campus's self-sufficiency, supporting a rebalancing of uses within the District Centre in favour of services targeted at the general residential population rather than specifically students and reduce the pressure on local service provision (such as healthcare). The proposal makes provision for a significant area of ancillary facilities to be provided on site, representing an improvement on existing provision.

Impact on the Local Housing Market

- 10.39 The proposed development aims to reduce the supply-demand gap of student accommodation in the city, thus relieving pressure on the private rental sector. The increase in student bedspaces will redirect students away from HMOs and out of poorer living conditions. This derives a number of benefits to both students and affected communities which are impacted by high incidences of HMOs and the residential and neighbourhood management issues this results in.
- 10.40 The proposed development will be able to attract students through providing a greater sense of community and offering unrivalled well-being and quality enhancements that HMOs are unable to offer. This can support the objective of reducing reliance on HMOs to meet students' residential needs, supporting the objective of creating sustainable communities and a housing market which works for all.

11. Environmental Considerations

- 11.1 A number of environmental and technical assessments have been completed to support this planning application. Some assessments are presented within the EIA ES, and others are presented as standalone reports.
- 11.2 This Section provides an appraisal of the proposed development against relevant national and local planning policies in relation to environmental considerations beyond those covered in Section 8.

Arboriculture and Biodiversity

- 11.3 The Development Plan³³ and the Framework³⁴ make it clear that proposals must aim to conserve and enhance biodiversity by seeking to avoid significant harm (if possible), by providing adequate mitigation, and by encouraging opportunities to incorporate biodiversity in and around developments.

Arboriculture

- 11.4 There are a number of trees both within and adjacent the application site boundary which range in quality and age. The submitted Tree Report, prepared by Murray Tree Consultancy, confirms that some moderate and low-quality trees, shrubs and hedges will be removed and replaced by new landscaping. The Design Guide sets out a commitment to a 3 for 1 replacement of any trees lost and full justification where any trees are to be removed.
- 11.5 It is anticipated that the development can be delivered in full via the retention of the site's green character with tree loss minimised. This is reflected in the Illustrative Masterplan submitted with the application. This will ultimately be an issue for the reserved matter process to address albeit noting the controls and approach set out in the Design Guide.

Biodiversity

- 11.6 Chapter 8, Volume 1 (Ecology) of the ES assesses the likely environmental effects of the proposed development in respect to ecology. The ecological baseline presented is based on extended habitat surveys of the sites, bat surveys and a desk study of biological records for the site and in the surrounding area. These form part of Volume 3 of the ES (Technical Appendices).
- 11.7 The ES confirms that a number of the buildings and trees onsite have the potential to support wildlife, whilst the site comprises numerous habitats and supports many species. There are no statutory designated sites on or within 2km of the site boundary and one non-statutory designated site identified within 1km of the site – the Fallowfield Loop.

³³ Manchester City Council 'Core Strategy' (2012) – Policies EN 15

³⁴ HM Government (2023) 'National Planning Policy Framework' - para 174

- 11.8 The proposed development offers a number of ecological opportunities to reduce impacts and provide enhancements for local biodiversity:
- Incorporating biodiverse green roofs
 - Improving biodiversity through enhanced soft landscaping and planting
 - Retaining the woodland trees around the site
 - Incorporating further features for biodiversity
- 11.9 With the implementation of the identified mitigation and enhancement measures the proposed development is considered to accord with Policy EN 15 of the CS. The landscaping scheme will ensure that the site's biodiversity is maintained and enhanced where possible with a net gain in biodiversity overall. By virtue of the approach the scheme is will align with the requirements of the Framework. This reinforced by the University's requirement for the development to reflect and respond to the Universities Environmental Sustainability Strategy regarding a net gain in biodiversity – as detailed within the Design Guide.

Townscape and Visual Impact

- 11.10 The Development Plan³⁵ and Framework³⁶ identifies that the Proposed Development should have regard to the character of the surrounding area and should consider the impacts on landscape and townscape.
- 11.11 The Heritage, Townscape and Visual Impact (HTVIA) (ES Volume 2) considers the impact of the Proposed Development from identified viewpoints across the City and demonstrates compliance with this policy. As the scheme is presented in Outline, the assessment has been based on the submitted parameter plans, Design Guide and AVRs.
- 11.12 In respect of operational effects, the HTVIA concludes that the proposed development will have a moderate beneficial effect through the delivery of a cohesive development that utilises and enhances the existing qualities of the site and supports the reinforcement of existing connections with the wider campus, as well as creating new ones.
- 11.13 Whilst the uplift in scale across the site has the potential to change the appearance and enjoyment of some elements of the campus, the townscape impact is judged against the wider regeneration benefits of the scheme and the associated public benefits.
- 11.14 In summary, any adverse effect of the development that has been identified has the potential to be reduced or removed through embedded design mitigation secured through the reserved matters stages. The effects identified also have the potential to be mitigated by the wider planning benefits of the proposed development.

³⁵ MCC Core Strategy (2012) – Policies CC6, EN1, EN2 and DM1

³⁶ HM Government (2023) 'National Planning Policy Framework' – para 130

Climate Change and Sustainability

- 11.15 The Development Plan³⁷ expects all new development to be adaptable to climate change in terms of the design, layout, siting and function. The Framework³⁸ echoes this policy objective and it explains that the planning system should support the transition to a low carbon future in a changing climate, by shaping places in ways that contribute to radical reductions in greenhouse gas emissions.
- 11.16 **Chapter 9 of ES Volume 1** (Greenhouse Gas Emissions) considers how the Proposed Development responds to local and national planning policy context and details how the Proposed Development promotes resilience and adaptability to future climate change affects such as building overheating.
- 11.17 The site is in a sustainable location, and student residents will be able to access the University campuses by a bus, cycle or walking as demonstrated in the submitted Transport Statement prepared by FTP. The accessibility of the site provides the opportunity to reduce private car use and promote the use of sustainable modes of transport, reducing carbon emissions.
- 11.18 The application is also supported by a Sustainability and Energy Strategy (SES) (prepared by Buro Happold) which details the approach the applicant and the design team have collectively taken towards achieving a high standard of sustainable development and environmental performance.
- 11.19 The SES demonstrates the University's committed to ensuring best practice sustainability measures are adopted within the Proposed Development, through developing a set of standards to which the development can be measured:



- 11.20 In addition to this, a Ventilation Statement (prepared by Buro Happold) supports the application. The ventilation strategy has been driven by the requirements of the different demises and room functions of the Proposed Development. Mechanical

³⁷ Manchester City Council 'Core Strategy' (2012) – Manchester City Council 'Core Strategy' (2012) – Policy EN 6, EN 8, EN 9 and DM 1

³⁸ HM Government (2023) 'National Planning Policy Framework' – paras 152, 154 and 157

ventilation with heat recovery (MVHR) is proposed to each dwelling to provide background ventilation, with a manual boost option allowing increased air change rates for a brief period of time. This system will be aided by openable windows within habitable spaces, providing the option for manual purge ventilation.

- 11.21 Additional ventilation will be provided as mitigation where a potential risk of overheating is identified. This shall generally be provided through manually openable windows, however enhanced mechanical ventilation rates will be provided in areas where open windows would result in the internal ambient noise levels exceeding the standard.
- 11.22 With this in mind, it is considered that a strategic approach has been adopted to ascertain the most appropriate ventilation strategy for each building and type of space. This has taken account of environmental factors, energy efficiency and risk of overheating.
- 11.23 In light of the above, it is clear that the Proposed Development will be adaptable to climate change and incorporates measures to minimise greenhouse emissions, therefore satisfying Core Strategy Policies EN6, EN8, EN9 and DM1, and paragraphs 152, 154 and 157 of the Framework.

Other Environmental Assessments

Archaeology

- 11.24 The Development Plan³⁹ and the Framework⁴⁰ make it clear that proposals which complement, preserve and enhance the historic environment should be supported.
- 11.25 The Archaeological Desk-Based Assessment (prepared by Salford Archaeology) confirms that the Proposed Development will necessitate some ground-breaking and landscaping works within the site, which has the potential to damage or destroy any such remains. Nonetheless, any remains that do exist within the site are likely to be of low (local) significance and can be suitably mitigated through the planning process.
- 11.26 There is little evidence to suggest that pre-historic, Roman or medieval remains survive within the development area, instead remains may include post-medieval field boundaries, 18th-century farmsteads of cottages, a township or parish boundary of unknown date and orangeries/hot houses. The site also has the potential to contain remains associated with Victorian garden features, Victorian villas, a tramway and 20th-century buildings; however, these would be of limited archaeological interest and adverse impacts are considered to be negligible in this context.
- 11.27 A programme of intrusive investigation will be merited in advance of development, with the exception of demolition. This would be required to establish whether any buried remains of archaeological interest survive in-situ, and could usefully comprise of the excavation of a series of evaluation targeted trenches.

³⁹ Manchester City Council 'Core Strategy' (2012) – Policies EN1, EN3 and DM1

⁴⁰ HM Government (2023) 'National Planning Policy Framework' - Chapter 16

- 11.28 Subject to the measures outlined within the assessment, the Proposed Development satisfies the Core Strategy Policies EN1, EN3 and DM1, and Chapter 16 of the Framework.

Broadband Connectivity and TV & Radio Reception

- 11.29 The Development Plan makes it clear that proposals must have regard to specific issues including ensuring that proposals have an appropriate siting, layout and massing. The Framework⁴¹ clearly identifies that planning decisions should secure full fibre broadband connections.

Broadband Connectivity

- 11.30 The Broadband Connectivity Assessment (prepared by GTech Surveys Limited) comprises a desk-based assessment and has been undertaken to determine the current availability of broadband services for the Proposed Development.
- 11.31 The assessment confirms that existing infrastructure and good broadband connectivity is already available, with existing fibre installed along streets adjacent to the site and fast download speeds are likely to be experienced.

TV & Radio Reception

- 11.32 The Television Baseline Survey Report (prepared by GTech Surveys Limited) has assessed the impact of the Proposed Development on the TV and radio reception in the surrounding area as a result of the Proposed Development.
- 11.33 The Proposed Development may cause reception degradation for receptors immediately adjacent to the southeast of the site. If any interference occurs, a simple and cost-effective antenna betterment should restore the optimal reception of digital terrestrial television (DTT) for any affected viewer.
- 11.34 The Proposed Development has the ability to cause interference to the reception of digital satellite television services (such as Freesat and Sky) in areas up to 118m to the immediate northwest of the tallest proposed element. However, as there are no satellite dishes/receptors located in this area, no interference effects will be realised.
- 11.35 The Proposed Development is unlikely to adversely impact the reception of VHF(FM) radio broadcasts due to the existing good coverage in the survey area and the technology used to encode and decode radio signals.
- 11.36 The Proposed Development is therefore compliant with Paragraph 112 of the Framework, Policy DM1 of the Core Strategy and MCC's Validation Requirements for Proposed Developments⁴².

Flood Risk and Drainage

- 11.37 The Development Plan⁴³ and the Framework⁴⁴ include policies on flood risk and drainage. These policies assert that proposals should be directed away from areas,

⁴¹ HM Government (2023) 'National Planning Policy Framework' - Chapter 10

⁴² Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?", September 2018, MCC

⁴³ Manchester City Council 'Core Strategy' (2012) – Policy EN18

⁴⁴ HM Government (2023) 'National Planning Policy Framework' - para 167

which are at the greatest risk of flooding; and where development is permitted local planning authorities should ensure flood risk is not increased elsewhere.

11.38 The site-specific Flood Risk Assessment (FRA) (prepared by Buro Happold) submitted within the application, demonstrates that:

- The site is located within the macro-catchment of the River Mersey and the sub-catchment for Fallowfield Brook.
- Due to the distance and AOD of the site from any coasts. The site is not expected to be impacted by coastal flooding risk in any form.
- The site is located entirely within Flood Zone 1 and is anticipated to be at a very low risk from fluvial flooding.
- The Proposed Development is classed as “more vulnerable” and situated in Flood Zone 1, a sequential test is therefore not required.
- The principle risk to the site has been identified to be from surface water flood risk. Off-site flows are predicted to impact the south-east of the site at the present location of Woolton Hall.
- The proposed drainage strategy is to intercept surface water runoff originating from on-site and to provide mitigation from off-site flows, through a surface flow wayleave in the south-east of the site.
- To provide protection against localised surface water ingress from on-site runoff, it is recommended that finished floor levels (FFL) are raised at least 300mm above the exterior level at certain points across the site where affected.

11.39 In light of the above, the Proposed Development satisfies Core Strategy Policy EN14 and paragraph 167 of the Framework and subject to inclusion of the mitigation measures identified, it is anticipated that flood risk and surface water from the development can be managed safely and sustainably.

Ground Conditions

11.40 The Development Plan⁴⁵ and the Framework⁴⁶ identifies that priority will be given for the remediation of contaminated land and ensuring the development is suitable and safe.

11.41 The Ground Conditions Phase 1 Desk Study Report (prepared by Buro Happold) identifies that:

- The previous and current uses of the site lead to a low to moderate risk of soil and/or groundwater contamination of the site.
- The site is not in an area affected by past coal mining activities.

⁴⁵ Manchester City Council ‘Core Strategy’ (2012) – Policies EN17, EN18 and DM1

⁴⁶ HM Government (2023) ‘National Planning Policy Framework’- paras 120, 174, 183 and 184

- There is a moderate risk from unexploded ordnance (UXO) and a detailed UXO desk study is recommended prior to any intrusive investigation and construction works.

11.42 In light of the above, it is recommended that an intrusive site investigation is completed to inform the design and construction of the Proposed Development, and to identify any mitigation measures or remediation that may be required to reduce any potential risks.

11.43 Subject to the completion of the intrusive site investigation, the Proposed Development satisfies Core Strategy Policies EN17, EN18 and DM1, and paragraphs 120, 174, 183 and 184 of the Framework.

Highways and Transport

11.44 The Transport Statement, prepared by Buro Happold, demonstrates that:

- The proposed development is located in an area which is highly accessible to local facilities by walking, cycling and public transport.
- The proposed development will be generally free from cars, with students discouraged from bringing private vehicles. Disabled parking spaces will be provided and used by students that need the space or onsite staff.
- Secure cycle parking for 1,650 is provided within and surrounding the accommodation blocks (representing 50% of total bedrooms).

11.45 In light of the above, the proposed development complies with CS Policies T1, T2, and DM1, as well as the requirements of Paragraphs 103 – 111 of the Framework.

11.46 There would certainly be no severe residual cumulative highways impacts arising from the proposed development and, as such, planning permissions should not be withheld on transport/highways grounds in accordance with Paragraph 111 of the Framework.

12. Summary of benefits

- 12.1 The proposed development achieves a number of far-reaching benefits to both the immediate site and wider city centre context. However, the overarching benefits are attributed to the regeneration of an existing student accommodation campus that is currently failing to provide the residential environment the University's students need to thrive in their studies and extra-curricular activities.
- 12.2 The proposal is aimed at addressing this to deliver a campus that is fit for purpose for the long term, contributes positively to students' experience during their time in the City and has a positive influence on the continued attraction of Manchester as a world-renowned place to study and succeed. This is critical to the long-term economic success of the City.
- 12.3 To summarise, the benefits of the proposed development are as follows:

Social Benefits

- **A strategic regeneration contribution** - the proposed development will contribute toward meeting the aspirations of a range of City Council regeneration and growth strategies in supporting the City's universities through an enhanced student accommodation offer and supporting the creation of the City's graduates of the future who in turn will support Manchester's long term economic success.
- **Supporting the creation of sustainable communities** – the scheme can help to 'release' non-PBSA residential accommodation (included rented stock in the city centre and family housing in suburbs close to the universities and campus) to the general housing market by attracting students (including returning students) out of this stock through increased and improved dedicated accommodation provision.
- **Providing a safe and attractive place for students to live** – the development will provide bespoke, high quality accommodation with unrivalled community, social and management facilities including on-site security and social/amenity spaces in a liveable environment conducive to supporting students in their studies and promoting a sense of community. The campus model provides the optimum means of meeting the specific needs of this user group.
- **Improving the self-sufficiency of the campus** – the development has the potential to support the transition to a better balance of uses within Fallowfield District Centre through the provision of on-site support and ancillary facilities targeted specifically at students and enabling to meet an increasing proportion of their needs on campus with reduced reliance on Fallowfield for certain services. This can reduce pressure on the existing network of civic infrastructure serving Fallowfield.

Environmental Benefits

- **Brownfield land** – the scheme will allow for the effective and efficient utilisation of a sustainably located brownfield site and provision of uses for which there is an acute need.
- **Largely car-free development** – the highly sustainable location of the campus, through various sustainable modes of transport (walking, cycling, public transport) allows for the proposed development to be largely car free, thereby contributing to minimising pollution and the impacts of climate change.
- **Enhanced biodiversity** – the development will deliver a net gain in biodiversity compared to the baseline.
- **Improved appearance** – whilst proposing the densification of the site, the proposal will remove existing visual eyesores, including the most prominent and visible part of the site, Owens Tower. The physical regeneration of the site will improve its appearance and the environmental quality of Fallowfield through a contemporary design approach which will enhance how the site is seen from and visually interacts with the wider neighbourhood.

Economic Benefits

- **Construction** – the proposed development would support a large number of direct and indirect jobs within the construction industry and associated supply chains.
- **Operation** – the proposed development would generate 260 FTE jobs, in addition to investment in the local supply-chain and contribute approx. £3.4million in student expenditure to local services and facilities.
- **Reducing reliance on HMOs** – the proposed development will reduce the supply-demand gap of student accommodation, thereby relieving pressures on the private rental sector.
- **Increased Footfall** – additional footfall would be attracted into the area, encouraging further investment and creating benefits from the opportunities of increased activity in the area.

13. Summary and conclusions

- 13.1 This Planning Statement has been prepared by Turley on behalf of the University of Manchester. It supports an outline application for the redevelopment of the University owned Fallowfield Campus for replacement and additional student residential accommodation and associated facilities.
- 13.2 The proposal will replace existing and obsolete accommodation which no longer meets the University's standards and which is not fit for purpose in the long term, providing a net increase of up to circa 950 bedrooms.
- 13.3 The University of Manchester plays a vital role in the economy of Manchester and does much to enhance the City's reputation on a global stage. It is critical to the City's long-term success that it continues to attract students to study in Manchester. The provision of the right quantum, variety and quality of dedicated student accommodation is central to this.
- 13.4 Fallowfield is a popular location for students, with the campus providing a critical mass of occupation in a single location managed by the University and from which students can access dedicated services to support their studies. However existing accommodation within the campus is of a low quality and dated whilst the wider campus environment does not provide the quality of place and experience which will support students in their studies and extra-curricular activities. Much of it is in urgent need of replacement.
- 13.5 In addition, there is a pressing need for more student accommodation in Manchester with c3 students for every dedicated bedspace in the City. This, along with an under provision of University owned and managed accommodation, affects the University's ability to fulfil its commitments under its Accommodation Guarantee scheme. Through this it guarantees an offer of accommodation to all first year and international students accommodation for the academic year. The pool of students eligible under the Guarantee scheme is significantly greater than the number of bedrooms the University has access to.
- 13.6 More broadly, the shortfall in student accommodation supply is having adverse consequences on the mainstream housing market (which students are increasingly reliant on to meet their residential needs) and the affordability of Manchester as a place to live. This is affecting the sustainability of existing communities, particular those in and close to the Oxford Road Corridor. The redevelopment of the site for student accommodation will help satisfy the city-wide need for additional student accommodation and contribute to managing reliance on the mainstream housing market by students.
- 13.7 Investment in new accommodation stock and growing the Fallowfield Campus via a strategy of 'gentle densification' represents a sustainable approach to delivering the additional student accommodation needs of the City which this Statement has revealed. It achieves this through the development of an existing successful student residential site that is well located in relation to the University and key facilities. It

delivers this growth without utilising any additional land which may be better put to other uses.

- 13.8 The development achieves this growth in manner which retains and protects the positive attributes and characteristics of the site, including maintaining its landscape perimeter which characterises its interface with the neighbourhood of Fallowfield and gives the site a sense of enclosure and tranquillity. This is central to ensuring that the growth of the campus does not change how the campus relates to and interacts with the wider community of Fallowfield and is a respectful neighbour to the non-student parts of Fallowfield.
- 13.9 The growth of the campus also provides the opportunity to increase and broaden the range and quality of supporting and ancillary services on site, increasing the campus's self-sufficiency, reducing reliance on services within Fallowfield and promoting a sense of community within the campus, critical to supporting students and helping them to thrive during their studies.
- 13.10 The proposal complies with Core Strategy Policy H12, the development plan policy of greatest relevance. Each criterion is satisfied, and as a University of Manchester project, the policy points to the proposal being treated as a priority.
- 13.11 Extensive technical assessments have shown that the proposed development would satisfy the requirements of relevant policies relating to heritage, trees, highways, flood risk, amenity, air pollution and biodiversity. Any harms will be minimised and mitigated through standard design and management measures.
- 13.12 The proposed development complies with all relevant policies of the development plan and would assist in delivering the City Council's regeneration, recovery and economic objectives as well as supporting the City Council and Universities' aims of being a destination of choice for higher education.
- 13.13 A range of economic, social and environmental benefits will arise, and lend further significant weight in favour of the development. These include:
- **Economic benefits**, including supporting the economic growth of the City by sustaining its Higher Education offer; direct and indirect job creation; and increasing spending within the local area.
 - **Social benefits**, including improving student well-being through the provision of high-quality accommodation; supporting a reduced reliance on the HMO and mainstream housing market to meet student accommodation needs; and improving the self-sufficiency of the campus and the extent to which students rely on local services and civic amenities to meet their everyday needs.
 - **Environmental benefits**, including making efficient use of previously developed land; inclusion of an extensive landscaping scheme with native planting; the delivery of energy efficient buildings and providing a largely car-free development that is highly accessible by public transport, reducing contributions to climate change.

- 13.14 It has also been demonstrated that the proposals are entirely consistent with the Framework, a material consideration to be afforded weight. The proposals represent sustainable development, for which a presumption in favour applies.
- 13.15 The planning balance clearly falls in favour of the grant of planning permission: a decision to grant planning permission would be in accordance with the development plan, and material considerations do not weigh sufficiently against this, rather as a whole they convey considerable further support.
- 13.16 Planning permission should, therefore, be granted without delay, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 11 of the Framework.

Appendix 1: Tall Building Statement

Appendix One - Tall Building Statement

Fallowfield Campus

September 2023

Turley

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1. Introduction

- 1.1 This Tall Building Statement ('TBS') has been prepared by Turley on behalf of the University of Manchester (UoM) ('the applicants'). The TBS is in support of an application for outline planning permission for the redevelopment of the existing Fallowfield campus, comprising demolition of the existing student accommodation blocks and the erection of up to 3,000 student beds with associated facilities, plus up to 4,500sqm of floorspace to be used for ancillary purposes associated with the student residential use, along with provision for supporting staff accommodation up to 55 bedrooms, plus up to 1,200sqm of residential dwellinghouses.
- 1.2 With this application being made in outline, with only access matters for consideration, there are currently no details in regards to scale, appearance, landscaping or layout. Instead the application is accompanied by a set of Parameter Plans and a Design Guide to establish a robust framework for the application site that defines the quality of design for future reserved matters applications. In combination with other documents, these form a set of control documents through which MCC will determine the future reserved matters.
- 1.3 However, in support of the application an Illustrative Masterplan is submitted to demonstrate one way in which high-quality development could be achieved within the parameters and principles of the of the Parameter Plans and Design Guide.
- 1.4 This statement will follow the structure set out in the Historic England Advice Note 4, with reference to the guidance contained in the CABE "Guidance on Tall Buildings" which was published in 2007 and the Manchester City Council (MCC) Core Strategy (2012).

MCC Core Strategy (2012)

- 1.5 Policy EN2 of the Core Strategy defines tall buildings as:

"substantially taller than their neighbours and/or which significantly change the skyline"
- 1.6 The proposed development site lies within a residential district, to the south of the city centre and the surrounding area is therefore residential in scale and nature. Nonetheless, there is an existing tall building within the site boundary (Owens Park Tower) and the nearby Toastrack to the north of the site.
- 1.7 Policy EN2 sets out criteria for which tall buildings will be supported, these include:
 - It is demonstrated that they are of excellent design quality;
 - They are appropriately located;
 - They contribute positively to sustainability;

- They contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and
- They will bring significant regeneration benefits.
- Suitable locations include sites within the city centre and locations easily served by public transport nodes.

- 1.8 It is evident from the Planning Statement and the Design and Access Statement (submitted in support the planning application) that the Proposed Development is of excellent design quality, is appropriately located in a highly accessible location, will contribute positively to place-making through the delivery of a landmark development and will deliver significant regeneration benefits to the wider area. The Proposed Development is therefore compliant with Policy EN2.

Guidance on Tall Buildings

- 1.9 English Heritage produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in December 2015. This advice note updates and supersedes the joint advice published by the Design Council and CABE in 2007.
- 1.10 Advice Note 4: Tall Buildings sets advice on tall buildings. This is summarised in Figure 1.1 below:

Figure 1.1: Extract of Historic England Advice Note 4

1.1 Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well-designed tall buildings can make a positive contribution to urban life. Past examples show us that they can be excellent works of architecture, and some of the best post-war examples of tall buildings are now listed.

1.2 However, if the building is not in the right place and well designed a tall building, by virtue of its size and widespread visibility, can also seriously harm the qualities that people value

about a place. What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not. One of the principal failings in the design of certain tall buildings was a lack of understanding of the nature of the area around them, and the impact they would have on both specific features of the historic environment and its general character. There have been many examples of tall buildings that have had a lasting adverse impact through being unsuitably located, poorly designed, inappropriately detailed and badly built and managed.

- 1.11 The Advice Note goes further to establish what is required of planning applications for tall buildings, in relation to heritage assets. This states that a Design and Access Statement (D&AS) should inform all tall building proposals.
- 1.12 Further, it states that a high-quality scheme will have a positive relationship with:
- Topography
 - Character of place

- Heritage assets and their setting
- Height and scale of development
- Urban grain and streetscape
- Open spaces
- Rivers and waterways
- Important views including prospects and panoramas
- The impact of the skyline

1.13 The guidance contained within the Guidance on Tall Buildings (2007) provides a set of criteria against which to assess and evaluate tall building proposals as follows:

- Relationship to context
- Effect on the historic context
- Effect on world heritage sites
- The relationship to transport infrastructure
- The architectural quality of the building
- The sustainable design and construction of the proposal
- The credibility of the design
- The contribution to public space and facilities
- The effect on the local environment
- Contribution made to the permeability of the site
- The provision of a well-designed environment

1.14 The assessment section of this report will assess the Proposed Development against this evaluation criteria.

2. Assessment

Relationship to context

- 2.1 This criterion requires applicants to consider the relationship of the building to its surrounding context, including natural topography, scale, height, urban grain, and streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas and the effect upon the skyline.
- 2.2 The Proposed Development has carefully considered the relationship of the surrounding existing buildings, particularly those identified as sensitive receptors. The Environmental Statement (ES) assesses the likely significant environmental effects of the Proposed Development. In doing so it describes the baseline environmental conditions; the options for development which have been considered and discounted to date; the design of the Proposed Development; and an assessment of likely significant environmental effects during the construction and operational phases of the Proposed Development in each identified environmental topic area.
- 2.3 Building heights within the immediate vicinity of the site are predominantly small in scale and comprise of traditional housing stock to the south and west. However, to the north and east of the application site lie the wider Fallowfield Campus of which there are other PBSA buildings of medium scale (4 – 7 storeys).
- 2.4 The accompanying DAS describes how the mass, scale and form of the Illustrative Masterplan has been designed to present a respectful response to its context. The DAS confirms that the Illustrative Masterplan complies with the height restrictions set out in the Maximum Heights Parameter Plan, which have been set to limit any adverse visual impact within the surrounding area, further supported through the retained perimeter tree line which provides a considerable degree of screening.

Effect on historic built environment

- 2.5 This criterion requires applicants to consider the effect of the proposals on the historic buildings, sites, landscapes and skylines. It requires applicants to ensure that any tall building proposals preserve and/ or enhance historic buildings, sites, landscapes and skylines. It also requires that tall building proposals consider:
- World Heritage Sites
 - Scheduled Ancient Monuments
 - Listed Buildings
 - Registered Parks and Gardens
 - Archaeological Remains
- 2.6 The application is supported by a Heritage and Townscape Visual Impact Assessment (Volume 2 of the ES) which presents an NPPF compliant assessment of the impact of the Proposed Development on the setting and significance of the nearby listed buildings and conservation areas and an assessment of likely significant environmental effects.
- 2.7 A summary of these assessments in relation to the criterion above is presented below:

- There will be no direct heritage impact as a result of the proposed development, as demolition is limited to a series of 20th Century accommodation buildings, which are identified as being of negligible significance overall.
- The proposed development when fully constructed will have an overall neutral effect on the townscape of the area and views.

2.8 Having regard to the conclusions of the HTVIA, at Volume 2 of the ES, it can be concluded the proposed development presents an appropriate design solution that would have a neutral contribution to the city's skyline and not negatively impacts the setting of the surrounding built historic environment.

Effect on World Heritage Sites

2.9 The proposed development is not within or in close proximity to a World Heritage Site.

The relationship to transport infrastructure

2.10 This criterion requires applicants to consider how the scheme relates to the local transport infrastructure and its level of accessibility.

2.11 A Transport Statement has been prepared to assess the impacts of the proposed development and is submitted to support this application.

2.12 The Transport Statement concludes that the site is within a highly accessible location, confirming that the site is served by a wide range of sustainable modes of transport (cycle route, bus, train). It is also within walking distance of key services and facilities. The proposed development will also include a sufficient provision of secure cycle storage facilities for residents and visitors to store their bicycles.

2.13 A low number of parking spaces is provided as part of the proposal, which is considered acceptable due to the use and sustainable location of the proposed development.

2.14 Having regard to the site's highly sustainable location, it is considered that the development of the proposed height is appropriate in this location. Achieving a dense scheme makes efficient and effective use of the site in this regard.

The architectural quality of the building

2.15 At this outline stage, there are no details of appearance or architectural quality. However, the Design Guide seeks to ensure that high-quality flows through every aspect of the proposed development, including architecture. In this sense, Section 6 of the Design Guide sets out the principles for the built form at reserved matters stage. In regard to residential facades it is acknowledged that these are fundamental to the quality and character of the development. It is therefore expected that the following elements must be designed into the final design to add interest, depth and consistency in quality:

- Window opening, surrounds, reveals and shading
- Doors, entrances and entrance canopies

- Textures and materials to create animation and variation
- Overhands to respond to routes and landscape.

The sustainable design and construction of the proposal

- 2.16 This criterion requires tall buildings to set exemplary standards in design because of their high profile and local impact.
- 2.17 The proposed development sets high design standards, which are set out within the D&AS and the Sustainability and Energy Strategy (SES) which accompanies this application.
- 2.18 The SES confirms that the design of the development will conform to the best practice sustainability criteria applicable. Key sustainability features include:
- A commitment to building design in accordance with the principles of the energy hierarchy, using fabric efficiency measures and low carbon and renewable technologies;
 - The incorporation of water efficiency measures in design and SuDS measures to reduce surface water run-off.
- 2.19 The proposed development demonstrated that a range of measures will be embedded into the design which seeks to ensure the delivery of a sustainable development in accordance with national and local objectives.
- 2.20 In addition to the energy measures, the proposed development seeks to make effective use of previously developed land and is situated in a highly sustainable location.

The credibility of the design

- 2.21 This criterion acknowledges that tall buildings can be expensive to build but expects that the architectural quality is not diluted through the process of procurement, detailed design and construction.
- 2.22 The University of Manchester, working with a delivery partner, are an experienced higher educational institution and operator of student accommodation. Aside from planning policy requirements, the UoM have high standards in terms of quality and have resultantly instructed an experienced consultant team to advise on all aspects of tall buildings. The team comprises:

Discipline	Company
Applicant, Site Owner	The University of Manchester
Architect	Sheppard Robson Architects
Landscape Architect	Landscape Projects
Planning Consultant	Turley
Built Heritage	Steven Levrant
EIA	Buro Happold

Air Quality	Buro Happold
Noise and Vibration	Buro Happold
Wind Microclimate	Buro Happold
Daylight/Sunlight	GIA
Socio Economic and Human Health	Buro Happold
Climate Change	Buro Happold
Ground Conditions	Buro Happold
Flood Risk and Drainage	Buro Happold
Transport	Buro Happold
Ecology	Buro Happold
Arboriculture	Murray Tree Consultancy
Sustainability	Buro Happold
Crime Impact	Greater Manchester Police

- 2.23 The proposed development presents a unique opportunity that will maximise the development potential of the site, respond to market demand and contribute towards the delivery of key MCC policy objectives and other statutory requirements.

Contribution to Public Space and Facilities

- 2.24 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to public realm.
- 2.25 The proposed development is part of a wider student campus that is not publicly accessible and access controlled to students/staff only. Furthermore, the perimeter tree cover and boundary enclosure (wall and fence) will remain in-situ, creating a boundary between the wider neighbourhood and the site.
- 2.26 Nonetheless, the Design Guide and Perimeter Plans aim to achieve a very high quality development that focusses on student interaction and wellbeing through the creation of a network of outdoor greenspaces that are accessible to all during every season.
- 2.27 With the application submitted outline and no detail as to layout or landscaping, how the public realm will be laid out is not yet known. It is expected that this will be of exception quality that complements the student accommodation and is reflective of its prominent location.

Effect on the Local Environment

- 2.28 This criterion requires an assessment of environmental factors such as: microclimate, overshadowing, vehicle movements and the environment and amenity of those in the vicinity of the buildings.

- 2.29 Assessments have been undertaken in respect of ecology, wind and microclimate and sunlight, daylight and overshadowing to establish the impact which the proposed development will have.
- 2.30 These assessments have been submitted as part of the planning application and are summarised within the Planning Statement. These demonstrate that the scheme will not result in any materially significant adverse effects subject to the deployment of specified mitigation at detailed design stage.
- 2.31 Inevitably there will be some minor adverse effects but these are commonplace in any major redevelopment proposal in a dense setting and in many respects are unavoidable. The effects fall well within the parameters of acceptability and in any event are materially outweighed by the environmental benefits of the scheme which includes the removal of outdated accommodation building and their replacement with a high quality development that will enhance the area.
- 2.32 Collectively the assessment of environmental factors demonstrate that the scheme will not result in any materially significant adverse effects subject to specified mitigation measures.

Contribution Made to the Permeability of the Site and the Wider Area

- 2.33 This criterion requires a contribution to be made to the permeability and legibility of the wider area and opportunities to offer improved accessibility. The proposed development will deliver enhancements to the pedestrian connections through the site, providing a more open, pedestrian friendly environment and facilitating safe movement through the area. The design of the buildings and ground floor uses will bring enhanced natural surveillance and activation to the area.

The Provision of a well-designed environment

- 2.34 This criterion requires the quality of life of those who use the buildings, including for function, fitness or amenity, to be taken into consideration. Further, it requires Local Authorities to consider a range of broader issues including ease of access, means of escape and public safety requirements.
- 2.35 The development will meet the relevant Building Regulations requirements relating to building safety and risk, including in respect of accessibility and emergency access and egress. The proposed development will respond positively and appropriately to its location and will provide a well-connected development that provides access to employment and social opportunities.
- 2.36 The sites location within Fallowfield and close to key amenities is also important, ensuring that residents are well connected and able to access employment and social opportunities. The proposed development will deliver high-quality internal and external amenity spaces, with a range of amenity features included within the student accommodation blocks.

3. Conclusion

- 3.1 This TBS has taken into consideration all the criteria set out within the CABE Guidance on Tall Buildings (2007) and the Historic England Advice Note 4: Tall Buildings. It has concluded that the Proposed Development has taken account of each criteria through the various reports included within the planning application and assessments in the Environmental Statement.
- 3.2 In summary, the TBS concludes that the proposed development achieves the following:
- The proposed development is sustainably located in relation to transport infrastructure, being in a very accessible part of the city and easy reach of the Oxford Road Corridor. The site is therefore suited to very high-density development.
 - The application is made in Outline, with no detailed matters (save for access), however the submitted Parameter Plans and Design Guide will establish a framework for high quality.
 - The proposed development will replace sub-standard student accommodation, providing modern fit-for-purpose accommodation that will enhance the overall experience and environmental quality of the locality and reduce the risk of anti-social behaviour through heightened on-site security and surveillance.
 - The proposed development will meet the needs of its user groups (both active and passive).
 - The proposed development will not result in any materially significant adverse effects subject to specified mitigation measures.
 - The proposed development is deliverable and will be designed to a high architectural standard that embraces the surrounding land uses and consistent with the locality.
- 3.3 Overall, the proposed development will deliver a high quality addition to the city and achieves full compliance with respect of MCCs policies for the development of tall buildings.

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Appendix 2: Application Submission Documents

40. The following documents accompany this planning application:

- Application Forms and Certificates; prepared by Turley
- Planning Statement, prepared by Turley
- Architectural Drawing Pack (including Parameters Plan), prepared by Sheppard Robson
- Design and Access Statement, prepared by Sheppard Robson
- Design Guide, prepared by Sheppard Robson
- Biodiversity Net Gain Assessment, prepared by Buro Happold
- Archaeology Desk Based Assessment; prepared by Salford Archaeology
- Tree Report, prepared by Murray Tree Consulting
- Crime Impact Statement, prepared by GMP
- Sustainability and Energy Statement (including BREEAM pre-assessment), prepared by Buro Happold
- Environmental Standards Statement, prepared by Buro Happold
- Blue and Green Infrastructure Strategy, prepared by Landscape Projects
- Waste Strategy, prepared by Buro Happold
- Socio-economic Regeneration Statement, prepared by Buro Happold
- Student Management Plan, prepared by the University of Manchester
- Statement of Community Engagement, prepared by Turley Strategic Communications
- Ground Conditions Phase 1 Desk Study Report, prepared by Buro Happold
- Daylight & Sunlight Assessment, prepared by GIA
- Flood Risk Assessment, prepared by Buro Happold
- Outline Drainage Strategy, prepared by Buro Happold
- Transport Assessment & Travel Plan, prepared by Buro Happold
- Wind Microclimate Desk Based Assessment, prepared by Buro Happold

- Broadband Connectivity Assessment, prepared by Gtech Surveys
 - TV Reception Assessment, prepared by Gtech Surveys
 - Outline Ventilation Strategy, prepared by Buro Happold
 - Fire Statement, prepared by Buro Happold
 - Demolition Environmental Management Plan (restricted to Phase 1 demolition), prepared by WSP
41. The application is supported by an Environmental Statement (ES), prepared by Buro Happold, through which a number of key topics are considered. The structure of the ES is as follows:
- Chapter 1: Introduction
 - Chapter 2: Development Description
 - Chapter 3: Alternatives and Design Evolution
 - Chapter 4: Enabling Works, Demolition and Construction
 - Chapter 5: Methodology
 - Chapter 6: Air Quality
 - Chapter 7: Noise and Vibration
 - Chapter 8: Ecology
 - Chapter 9: Greenhouse Gas Emissions
 - Chapter 10: Interactive Effects
 - Chapter 11: Residual Effects and Conclusion
 - Heritage, Townscape and Visual Impact Assessment, prepared by Steven Levrant

Appendix 3: Relevant Planning Policy Summary

Planning Policy Context

Introduction

This Appendix sets out the policies and planning guidance pertinent to the Proposed Development, including a detailed review of national and local planning policy and other material considerations indicate otherwise.

Section 38A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require applications for planning permission to be submitted to the Local Planning Authority and determined in accordance with the Development Plan unless material considerations indicate otherwise. The principal documents which provide the relevant planning and economic policy context for the determination of this planning application are as follows:

- The adopted Development Plan comprises:
- Manchester Core Strategy, adopted July 2012;
- Manchester Proposals Map (2012);
- Extant Unitary Development Plan ("the UDP") policies, adopted 1995 and alterations on various dates;
- Greater Manchester Joint Minerals Development Plan, adopted April 2013, and;
- Greater Manchester Joint Waste Development Plan, adopted April 2012.

The Manchester Core Strategy was adopted in July 2012 and comprises the key document in the Manchester Local Plan in which planning applications are assessed against. The document has replaced many existing elements found within the Manchester UDP and sets out the long-term strategic policies and objectives for future development within Manchester. Despite being superseded by the Core Strategy, the UDP contains a number of "saved" policies that create part of the Development Plan.

- In determination of planning applications other material considerations can be utilised, including;
 - The National Planning Policy Framework, updated 2023
 - The emerging Manchester Local Plan review, set to replace the Core Strategy and the UDP⁴⁷
 - The emerging Places for Everyone Plan (2021)
 - Provision of PBSA Report (May 2023)
 - Guide to development in Manchester SPD (April 2007)
 - Green and Blue Infrastructure Strategy 2015 – 2025
 - Our Manchester Strategy – Forward to 2025
 - Manchester Residential Quality Guidance (March 2017)
 - Manchester Climate Change Framework 2020 – 2025 (February 2020)
 - The South Manchester Regeneration Framework (SRF) (2007)

⁴⁷ The revised Local Plan will replace the Core Strategy and Unitary Development Plan policies and will be set in the context of the emerging Places for Everyone (PFE).

The Development Plan

The Local Development Framework ('LDF') for Manchester encompasses the adopted Manchester Core Strategy ('CS') (2012), the 'saved' policies of the Manchester Unitary Development Plan (1995), Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan.

A number of the policies of the Unitary Development Plan ('UDP') remain extant and are relevant to the determination of planning applications. However, given the age of the UDP, it is clear that the CS is the primary local planning policy consideration in the determination of this application.

Whilst forming part of the Development Plan, the Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan are clearly of no relevance to the Proposed Development.

Proposals Map

The adopted Proposals Map forms part of Manchester's Development Plan and shows both Core Strategy and extant Unitary Development Plan policies.

Manchester Core Strategy

The CS was adopted in 2012 and sets out the long-term spatial vision and policies for the City for duration of the plan period (2012 to 2027). In accordance with Paragraph 47 of the National Planning Policy Framework⁴⁸ ('the Framework') due weight should be afforded to Policies within the CS according to the degree of consistency with the Framework.

The vision for the city outlines that, amongst other things, by 2027 Manchester will be:

- A successful and accessible City in the front rank of cities in Europe and the world.
- Meeting the challenge of climate change at the forefront of environmental initiatives and improvements and continuing to deliver sustainable development and a more effective Green Infrastructure.
- A city with an increased and sustainable healthy population and a community which both benefits from and drives the City's productivity upwards.
- A city with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced. Neighbourhoods in the North and East of the City will have benefited from a significant increase in the quantity and quality of housing.

⁴⁸ Revised September 2023

- A city with thriving district centres, which have a distinct local character and provide a good range of accessible public services, retail and local facilities.
- A city defined by excellence in urban design and environmental quality, where its distinctive historic environment is understood, valued, cared for and its potential fully realised.
- A city where residents and visitors regularly enjoy a network of quality open spaces, parks and river valleys, enriched with biodiversity, which provide recreational routes and opportunities for sport across the City.

In order to achieve the Vision, the CS sets out six Spatial Objectives relating to areas including the economy, housing, transport, the environment and climate change. Those of relevance to the proposed development are as follows:

Spatial Objective 1 (Spatial Principles) is of consideration for the proposed. The objective seeks to provide a framework within which the sustainable development of the City can contribute to halting climate change. In particular, by seeking to guide the scale and distribution of economic, housing, transport, environmental, health, education and other service and infrastructure investment across the City.

Spatial Objective 2 (Economy) is of relevance to the proposals. The objective is intended to support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. The Regional Centre will continue to act as the main focus for business, retail, higher education, leisure, cultural and tourism development, to further develop its role as the main employment location and primary economic driver of the City region.

Spatial Objective 3 (Housing) is of particular relevance to the proposed development. It sets out that Manchester should provide for a significant increase in high quality housing provision at sustainable locations to both address demographic needs and support economic growth. This objective emphasises the need to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and easy access to employment opportunities.

Spatial Objective 6 (Environment) relates to the proposed. It sets out that Manchester should protect and enhance the natural and built environment of the city and ensure sustainable use of natural resources, in order to mitigate and adapt to climate change, improve air, water and land quality, recreational opportunities and ensure that the city is inclusive and attractive to residents, workers, investors and visitors.

Spatial Principles

Policy SP 1 (Spatial Principles) outlines a number of key spatial principles designed to guide the strategic development of Manchester to 2027. The principles identify that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living; that the City is covered by regeneration areas including the city centre and all development should have regard to the character, issues and strategy for each area as describe in the CS, Strategic Regeneration Frameworks and Manchester City Centre Strategic Plan; and that new development should maximise the

potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

Furthermore, Policy SP 1 requires all development in the City to make a positive contribution to neighbourhoods of choice around district centres including creating well designed places, that make a positive contribution to health, safety and wellbeing, whilst considering the needs of all members of the community.

Spatial Locations

The CS does not set out site specific proposals or allocations; it instead defines the broad development requirements and the spatial locations for delivering new development over the plan period.

The CS identifies that the application site is on the perimeter of "Fallowfield District Centre".

13.17 Policy C2 (District Centres) notes that development within District Centres should promote efficient use of land, particularly considering options for multi-storey development. The policy also continues that new development should positively contribute to the reuse and regeneration of land and premises.

Purpose Built Student Accommodation

Policy H 12 (Purpose Built Student Accommodation) states that the development of PBSA should be close to the University campuses or within areas with high frequency public transport routes. Policy H12 establishes criteria which the City Council use to assess all proposed PBSA. For ease of reference the Policy wording is provided in full below:

"The provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.

2. The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.

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

4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with

relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.

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

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

7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value. 33 8. Consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.

9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.

10. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable”

Manchester City Council’s Executive Committee conducted a review of Policy H12 and the delivery of PBSA and considered two reports on this matter in November 2019 and December 2020.

Following the Council’s consultation on the Policy H12 review ⁴⁹(as detailed in Section 5), the Executive committee endorsed the Officer’s recommendation to have regard to a number of policy ideas as material considerations when determining planning applications for PBSA; these do not supersede, replace or outweigh Policy H12. The policy ideas build upon the existing H12 criteria and are briefly summarised below:

- Student accommodation schemes should contribute to delivering regeneration benefits; support employment growth, graduate and talent retention, place making and the city’s international reputation;

⁴⁹ Officers Report to Executive Committee November 2019

- The approach needs to be within the context of the approved Corridor Spatial Framework which establishes the principle that development of land in the Oxford Road Corridor should prioritise commercial or educational/research use. Student accommodation should, therefore, be in the right locations, in appropriate numbers, and only where it supports wider growth;
- To meet the needs of students, stabilise rental growth and provide an affordable accommodation offering, a more diverse pipeline of new PBSA is needed;
- All PBSA must be of a high quality, providing a high standard of living, within close proximity to the city's Higher Education Institutions;
- PBSA should consider the welfare and wellbeing of students as a major factor, in both design and management. Ensuring student accommodation is delivered in safe and secure locations, and with appropriate management and facilities. Location of accommodation close to University facilities is a critical issue in ensuring the safety and wellbeing of students;
- All new PBSA development to adopt the principles in the following codes of practice; 1) The Universities UK/GuildHE Code of Practice for University Managed Student Accommodation, 2) The ANUK/Unipol Code of Standards for Larger Residential Developments for Student Accommodation Managed and Controlled by Educational Establishments, 3) The ANUK/Unipol Code of Standards for Larger Developments for Student Accommodation NOT Managed and Controlled by Educational Establishment;
- Consideration of place making opportunities to contribute to the management of areas in which the proposed PBSA is located.

The May 2023 Report framed around the Fusion appeal at Deansgate South, acknowledged that there is now a recognition and acceptance that there is a shortage of PBSA within Manchester. On this basis, the updated report assesses 20 sites which could potentially support 12,500 bedspaces. One of these sites is Owens Park, Fallowfield – the proposed development site.

The Report concludes that there is a clear need for additional Purpose-Built Student Accommodation in Manchester. However, this new accommodation needs to be provided in appropriate locations in line with Policy H12. The pipeline identified is not considered exhaustive, but demonstrates that there is a pipeline of sites and schemes in locations that would be consistent with policy H12

Transport Policies

Policy T 1 (Sustainable Transport) relates to sustainable transport and outlines that the Council will support proposals that, improves choice by developing alternatives to the car; improve pedestrian routes and the pedestrian environment and facilitate modes of transport that reduce carbon emissions.

Policy T 2 (Accessible Areas of Opportunity and Need) seeks to ensure that developments are easily accessible to good public transport links to the city centre and Regional Centres,

connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Policy T2 also identifies that the car-parking standards are maximums and the cycle parking standards are minimums and requires Traffic Impact Assessment and Travel Plans for all major applications.

Place Making and Sustainable Design Policies

Policy EN 2 (Tall Buildings) confirms that proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, are appropriately located, contribute positively to sustainability, contribute positively to place making (as a landmark or by terminating a view or signposting a facility of significance) and will bring significant regeneration benefits. Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements set out in Section 5, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context

Policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments shall be designed to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Policies EN 4, EN 6, EN 8 and EN 9 (Climate Change policies) relate to adaption to climate change, in which all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and external spaces. Regard is to be had to areas such as minimisation of flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space.

Policies EN 10, EN 11 and EN 12 (Open Space Policies) identify that the Council will prioritise the retention and improvement of existing open space and provision of new open space. Proposals will be supported that improve the quality and quantity of accessible open space, provide innovative solutions to improving the network of existing open spaces and improve access to open space for disabled people. The Council will seek the provision of new open space in particular where significant levels of development are proposed and where a quantitative shortage of a particular use per head of population, including any increase of population created by the new development, is identified in the local area.

Policy EN 14 (Flood Risk) states development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. The policy also outlines that all new development should minimise surface water run-off, including through Sustainable Drainage Systems ("SUDS") and the appropriate use of Green Infrastructure.

Policy EN 15 (Biodiversity and Geological Conservation) sets out that the Council will seek to maintain or enhance sites of biodiversity value throughout the City. Particular consideration will be given to protected or priority species and the Council's aim for a net increase in trees across the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas.

Policy EN 16 (Air Quality) outlines that the Council will seek to improve the air quality within Manchester. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself. When assessing the appropriateness of locations for new development, the Council will consider the impacts on air quality which includes cumulative impacts.

Policy EN 17 (Water Quality) sets out that development should avoid any adverse impact on water quality, including during the construction phase and should minimise surface water runoff from development and associated roads. Development should maximise the use of SUDS to minimise groundwater contamination.

Policy EN 18 (Contaminated Land and Ground Stability) relates to contaminated land and ground stability and states that the Council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN 19 (Waste) requires all developers to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. The Council will support developments that encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Development Management and Planning Obligations

Policy PA 1 (Developer Contributions) suggests that, where needs arise as a result of development, the Council will seek to secure planning obligations, Community Infrastructure Levy regulations or successor regulations / guidance. The Council may seek contributions for affordable housing, education, health and wellbeing facilities, community facilities, provision of Green Infrastructure, public realm improvements, protection or enhancement of cultural heritage or environmental value, safety and security improvements, training and employment initiatives, highways improvements and / or climate change mitigation / adaptation. These issues are addressed in accordance with guidance in Strategic Regeneration Frameworks and local circumstances.

Policy DM 1 (Development Management) sets out that development should have regard to a number of aspects, for which more detailed guidance may be given within a supplementary planning document. Examples of aspects to consider include accessibility, open space provision, amenity and design (scale, appearance, local character) amongst others. For new residential development, developers will be required to demonstrate that sustainable construction techniques are incorporated. For new commercial development developers must demonstrate best practice which will include the application of the Building Research Establishment Environmental Assessment Method ("BREEAM") standards.

Saved Unitary Development Plan

The Original Unitary Development Plan ("UDP") was adopted in 1995. Following this, the UDP has been reviewed and altered and many of the policies have since been superseded by the Core Strategy. However, there are a number of policies which remain 'saved' and have not yet been superseded and are pertinent to the Proposed Development. These are as follows:

Policy DC26 (Development and Noise) outlines that the Council will consider the effect of new development proposals likely to be generators of noise, and the implications of new development being exposed to existing noise sources.

Policy E3.3 outlines that the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality and ensuring that landscape schemes are designed to minimise litter problems. The site lies to the north of the Major Road / Rail Environmental Improvement Corridor (Mancunian Way) where this policy applies.

Other Material Considerations

National Planning Policy Framework 2023

The Revised Framework sets out the Government's planning policies for England. The presumption in favour of sustainable development is a key principle running through the Framework for both plan making and decision taking.

Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

The three objectives include economic, social and environmental goals. These dimensions give rise to the need for the planning system to perform a number of roles all of which should be undertaken together.

In achieving sustainable development Paragraph 8 of the Framework notes that development can create a 'responsive' and 'competitive' economy through ensuring that development is located within the right places. It should support strong, vibrant and healthy communities, and protect and enhance our natural, built and historic environment. The proposed development is in full accordance with the above requirements (where relevant).

The Framework requires Local Planning Authorities to approve development proposals that accord with the Development Plan without delay. Paragraph 11 is unequivocal and states:

"Plans and decisions should apply a presumption in favour of sustainable development..."

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The sections of the Framework that are relevant to the proposals include:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 7: Ensuring the vitality of town centres
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

Achieving Sustainable Development

At the heart of the Framework is the ‘presumption in favour of sustainable development’. Paragraph 11 of the Framework outlines what this means for the decision making process:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposal represent sustainable development as they deliver a high quality office development and student accommodation in an appropriate location which makes efficient use of land which is currently underutilised. The benefits associated with the development outweigh any adverse impacts and therefore, are in line with Paragraph 11, the proposal is in accordance with the development plan.

Decision Making

Paragraph 38 states that planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 sets out that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 56 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 57 outlines that planning obligations must only be sought where they: are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development.

Paragraph 58 makes it clear that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.

Building a strong, competitive economy

Paragraph 81 states that significant weight should be placed on the need to support economic growth and productivity and that decisions should help to create the conditions in which businesses can invest, expand and adapt. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Paragraph 83 indicates that planning decisions should recognise and address the specific locational requirements of different sectors, including creating provision for clusters or networks of knowledge and data-driven, creative or high technology industries.

Ensuring the vitality of town centres

Paragraph 86 states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: create new markets where appropriate; and recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Promoting healthy and safe communities

Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction, for example through mixed use developments, and allow for easy pedestrian and cycle connections and active street frontages; are safe and accessible; and enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.

Paragraph 93 outlines that planning decisions should allow for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 94 sets out that planning decisions should consider the social, economic and environmental benefits of estate regeneration.

Paragraph 97 suggests that planning decisions should promote public safety and take into account wider security and defence requirements.

Promoting sustainable transport

Paragraph 105 suggests that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Paragraph 106 states that planning should support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

Paragraph 108 sets out that assessment of applications for development should ensure that: appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network can be cost effectively mitigated to an acceptable degree.

Making effective use of land

Paragraph 119 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of previously developed land.

Paragraph 120 sets out that planning decisions should: encourage multiple benefits from urban land, including through mixed-use schemes and taking opportunities to achieve net environmental gain; give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities within under-utilised land and buildings where this would help meet identified needs.

Paragraph 123 suggests that planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites, or the vitality and viability of town centres.

Paragraph 122 states that planning decisions should support development that makes efficient use of land, taking into account: identified need for different types of housing and other forms of development; local market conditions and viability; availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

Achieving well-designed places

Paragraph 126 makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.

Paragraph 130 states that planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area for the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces); and create places that are safe, inclusive and accessible and which promote health and well-being.

Paragraph 134 highlights that, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

Technical Considerations of the National Planning Policy Framework 2021

- **Air Quality-** The Framework requires that proposals must sustain compliance with and contribute towards relevant limit values or national objectives for pollutants⁵⁰.
- **Biodiversity and Arboriculture-** The Framework make clear that proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments and integrate proposals with local habitats⁵¹.
- **Flood Risk and Drainage-** The Framework requires that proposals should be directed away from areas which are at the greatest risk of flooding; and where

⁵⁰ HM Government (2023), National Planning Policy Framework, para. 186

⁵¹ HM Government (2023), National Planning Policy Framework, para 174.

development is permitted, local planning authorities should ensure flood risk is not increased elsewhere⁵².

- **Ground Conditions-** The Framework is clear that planning decisions should ensure that sites are suitable for its new use taking account of ground conditions, land instability, and any proposals for remediation⁵³.
- **Historic Environment-** The Framework outlines that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal⁵⁴.

National Planning Policy Guidance

The Government published the National Planning Policy Guidance (“NPPG”) in 2014; however planning practice is subject to frequent revisions and updates.

Together with the Framework, the NPPG sets out what the Government expects of local authorities. The purpose of NPPG is to add further context to the Framework and it is intended that the two should be read together.

Key aspects covered by the NPPG include design, ensuring the viability of town centres and renewable and low carbon energy.

Emerging Manchester Local Plan

Consultation on the first stage of developing a new Local Plan, Issues and Options, (Regulation 18) for Manchester was approved by Manchester City Council’s Executive Committee on 15th January 2020.

The first stage of consultation on the ELP, ‘the Issues Consultation’ took place Monday 7th February 2020 – 1st May 2020. To ensure the ELP fits the needs and ambitions of the City over the next plan period (up to 2038), the purpose of this stage is to set out key issues to inform the scope and content of the new Local Plan. At this stage, the emerging Local Plan does not provide detail consideration of individual policies of the consultation and is intended to set out and define key issues to inform the scope and content of the ELP.

The Manchester Local Plan Issues Consultation 2020 (February 2020) paper identified that the ELP will be required to address a number of key strategic issues that of relevance to the City including achieving a zero-carbon Manchester by 2038; delivering a sustainable transport system; balancing competing demands for space; ensuring critical infrastructure requirements are addressed and creating neighbourhoods that promote and enable healthy lifestyles. In addition to these strategic issues, there are also a number other key issues that need to be considered, including the economy, Manchester City Centre, places to live and sustainability and resilience.

At this stage work is ongoing to prepare a draft Local Plan. No detail regarding individual policies have been published. Consultation on the Draft Local Plan (Regulation 18) is expected

⁵² HM Government (2023), National Planning Policy Framework, para 159.

⁵³ HM Government (2023), National Planning Policy Framework, para 183.

⁵⁴ HM Government (2023), National Planning Policy Framework, para 201

to be held within Summer 2023. As such, the ELP is not a material consideration for the determination of planning applications.

Places for Everyone (August 2021 Draft)

The Places for Everyone ("PfE") plan has been drafted to set out an informed, integrated spatial vision for nine of the Greater Manchester authorities (Manchester, Trafford, Salford, Wigan, Bolton, Bury, Rochdale, Oldham and Tameside). The purpose of the Places for Everyone Framework is to enable Greater Manchester to manage land supply across the city region to establish economic development and housing requirements for each district and key locations for delivery, a town centre hierarchy, strategic transports schemes and other strategic infrastructure.

The plan will determine the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces.

The plan is the result of a process that began with the publication of the first Draft Greater Manchester Spatial Framework (GMSF) in 2016 and has been informed by the feedback received from residents, businesses and the development industry.

The draft Places for Everyone Submission Plan was published August 2021 and submitted with associated documents to the Secretary of State for examination on 14th February 2022. The examination hearings concerning the plan will commence on Tuesday 1 November 2022 and are expected to conclude Thursday 30th March 2023.

Economic Growth

Policy JP-Strat 1 (Inner Areas) identifies the need to continue regeneration of the inner areas. High levels of well-designed new development will be accommodated in this highly accessible and sustainable location, prioritising the use of previously developed land.

New development will be of high quality, predominantly, residential (in a mix of size, type and tenure). It will be supported by necessary infrastructure, including high quality open space and improved access to the wider green infrastructure network, together with improved transport and social infrastructure.

The large pool of graduates located within Manchester are set out to contribute to encourage long-term economic growth (Policy JP-J 1) within the city and are seen as an asset to the economy. As stated within the draft Plan, an aim for the City is to provide *"high-quality, sustainable living environments that will help to attract and retain skilled workers"*.

Sustainable Development

Policy JP-S 1 identifies that preference will be given to development using previously-developed land to meet development needs.

Policy JP-P1 outlines that to create a sustainable location, development must create socially inclusive spaces that responds to the needs of all parts of society and creates opportunities for communities to be formed. Sustainable places will be formed through the efficient use of land within functional and convenient locations.

Purpose Built Student Accommodation

Policy JP-P 5 indicates that significant educational enhancements will be created to benefit new residents through the delivery of growth within the university sector to enable the continuation of development of Greater Manchester as the UK's best destination for students.

Other sections of the submission draft of the Places for Everyone framework that are relevant to the proposal include:

- Section 5: Sustainable and Resilient Places
- Section 8: Greener Places
- Section 10: Connected Places

Supplementary Planning Documents

Guide to development in Manchester SPD

The Guide to Development in Manchester SPD was adopted in April 2007. The document recognises the importance of design in delivering sustainable developments across the city. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development Manchester desires.

Additional Guidance Documents

Green and Blue Infrastructure Strategy (2015 – 2025)

The Green and Blue Infrastructure Strategy for Manchester was published in 2015, and outlines how existing and new green and blue infrastructure (GBI) will need to be an integrated part in the growth of Manchester. This is set out across four key objectives, which seek to improve the quality and function of existing GBI, to use appropriate GBI as a key component of new developments to help create successful neighbourhoods, to improve connectivity and accessibility to GBI and to promote a wider understanding and awareness of the benefits of GBI.

Our Manchester Strategy – Forward to 2025

The Our Manchester Strategy document sets out a vision for the city will be viewed by 2025. The document details goals of sustainability, the creation of connections, low-carbon futures and equitability. The strategy identifies a number of priorities for the City including educational outcomes; population increases; employment opportunities; economy; and infrastructure, with equality and inclusion as a cross-cutting theme.

Manchester Climate Change Framework (2020 – 2025)

The Manchester Climate Change Framework was published in February 2020, and acts as Manchester's high-level strategy for tackling climate change. The overall aim of the framework is for Manchester to play its 'full part' in limiting the impacts of climate change and creating a healthy, green, socially just city where everyone can thrive, taking action on six priority areas. One of the six priority areas identified is buildings (existing and new), whereby it is outlined

that new developments in the city should be built to operate on zero carbon standards, with a view that all development should be zero carbon by 2023. The framework also highlights the need to increase active travel and public transport use, whilst decreasing the use of private vehicles (and ensuring that these private vehicles are electric).

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