Planning Statement

8 Moor Road, Wythenshawe, Manchester, M23 9BG

On behalf of Sumo Developments Ltd.

August 2024

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1 Introduction

Purpose of the Planning Statement

1.1 This Planning Statement has been prepared by Q+A Planning Ltd (Q+A) to support a full planning application submitted on behalf of Sumo Developments Ltd for the demolition of the existing property, 8 Moor Road, Wythenshawe and the construction of a new building to provide short-term temporary accommodation (sui generis use) and ancillary facilities together with car / cycle parking, landscaping and associated works.

1.2 It is proposed that the completed building will be leased to Manchester City Council to support the local authority's statutory duty to provide accommodation under the Housing Act 1996 (as amended by the Homelessness Reduction Act 2017). The purpose-built unit will provide short-term temporary accommodation (approximate length of stay likely to be a 3 month period) for families who have been subject to a homelessness assessment and are owed a statutory duty.

1.3 The purpose of this Statement is to provide details of the application proposals, describe the site and its surroundings, provide background information regarding homelessness in Manchester, review the planning policy framework, identify key benefits of the application, and draw conclusions as to the site's suitability for the proposed development.

1.4 Detailed research and investigations have been carried out by a professional team of consultants on behalf of the Applicant. Various documents have been submitted in support of the planning application in accordance with the relevant national and local validation requirements and are summarised in Table 1.1 below.

Table 1.1: Document Schedule

Document	Author
Planning Statement including Statement of Community Involvement	Q+A Planning
Design and Access Statement	Level 2 Architects
Transport Statement	Mode Transport Planning
Accommodation Management Statement	Manchester Homelessness Service
Flood Risk Assessment and Drainage Design	STL
Ecological Impact Assessment	JCA Ltd
Biodiversity Metric	JCA Ltd
Biodiversity Enhancement Plan	JCA Ltd
Bat Emergence and Re-entry Survey	Evergreen
Energy and MEP Strategy for Planning	GLD
Ground Investigation Report	Groundtech
The Crime Impact Statement	Greater Manchester Police
Waste Management Statement	Level 2 Architects

1.5 The plans and drawings that have been prepared by Level 2 Architects to accompany the application are set out at Table 1.2.

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Table 1.2: Application drawings

Drawing Title	Drawing Reference
Location Plan	469-1-PLN-001
Existing Site Plan	469-1-PLN-002
Existing Floor Plans	469-1-PLN-003
Existing Elevations	469-1-PLN-004
Proposed Site Plan	469-1-PLN-005-B
Proposed Ground Floor Plan	469-1-PLN-007-B
Proposed First Floor Plan	469-1-PLN-008-B
Proposed Second Floor Plan	469-1-PLN-009-B
Proposed Roof Plan	469-1-PLN-0010-B
Proposed Elevations	469-1-PLN-0011-A
Proposed Elevations	469-1-PLN-0012A
Proposed Permitted Development Diagram	369-1-PLN-015-A

Structure of Planning Statement

1.6 The remainder of the Statement is structured as follows:

- Section 2 describes the location and characteristics of the application site and surrounding area and provides details of the pre-application consultation.
- Section 3 provides the background to the proposed development and in particular the current homelessness position in Manchester and the need for the short-term accommodation;
- Section 4 of the proposed development, the general design principles and concepts which have been applied, and describes the key benefits of the application scheme;
- Section 5 sets out the planning policy context, having regard to the National Planning Policy Framework (NPPF), the development plan and other material considerations;
- Section 6 assesses the compatibility of the scheme with the requirements of the NPPF and relevant development planning policy and demonstrates that the proposed development accords with those policies;
- Section 7 provides our overall summary and conclusions.

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2 Site Description, Planning History and Pre-application Consultation

Application Site and Surrounding Area

2.1 The application site measures approximately 0.14 ha and currently contains a dormer bungalow and large rear garden and former allotment. There are a number of trees and hedges surrounding the site particularly on the western boundary. Access to the site is from Moor Road, close to its junction with Wythenshawe Road. The site itself is overgrown and unkempt. There is evidence of fly tipping throughout the site.

2.2 The property adjoins residential properties to the north, west and south. Properties lying to the south on the adjoining close are bungalows and their rear boundary is defined by a high timber fence (c.2.5m in height). The properties to the north are 2 storey dwellings. The boundary to the properties is defined by a dilapidated fence.

2.3 There is a small strip of overgrown land in between the application site and the rear boundary of the properties to the north.

2.4 Part of the western boundary abuts onto the rear garden and a large woodland area with three ponds which is used as a fishing reserve. Further to the south west, there is an industrial business park which is accessed from Crewe Road. On the opposite side of Moor Road lies further housing.

Figure 2.1: Application site (highlighted in red) and surrounding built context



2.5 The site is in an accessible location close to a range of services and amenities including shops, schools and Wythenshawe Park. The site is c135m from Wythenshawe Park Metrolink Station providing access to Manchester town centre and Manchester Airport. The nearby bus stops on Moor Road and Wythenshawe Road provide regular services to the local towns as well as into Manchester City Centre. National Cycle Route 85 passes just south of the site along Altrincham Road.

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Planning History

2.6 The site has a limited planning history. Planning permission was granted for the existing dwelling and garage on 29th October 1975 (F03439).

Pre-application Consultation

2.7 The application scheme has been prepared in light of extensive consultation over a period of time with officers at Manchester City Council and the local community.

2.8 Three key meetings were held with officers from Homelessness Services, Development and Growth Services and the Applicant's consultant team on 17th August and the 6th September 2022 and the 7th May 2024. Following the most recent meeting (and in response to comments made at the drop in event) significant changes were made to the scheme. These changes are summarised below:

- reduction in the number of apartments from 19 to 16;
- reconfiguration of the building to reduce the massing of the development by creating two, two storey buildings linked by a corridor at ground floor;
- reducing the amount of accommodation in the roof space and limiting it to the front part of the building only;
- moving the building away from adjoining residential boundaries;
- providing angled windows and on all the windows on the northern western and southern elevation at first floor (and obscure glazing to the southern elevation) to prevent issues of overlooking and loss of privacy;
- reducing parking provision to better reflect the needs of the occupier and allowing increased amenity space throughout the site; and
- providing new tree planting and soft landscaping to soften the appearance of the development and increase the biodiversity at the site.

2.9 In light of the above changes, officers made the following comments in respect of the scheme:

- the principle of the proposed development is supported on the basis that the proposal would help to meet the identified need for short-stay temporary accommodation in a similar manner to other developments approved elsewhere in Manchester and would be appropriate in land use terms.
- A sui generis use is the appropriate use class for the scheme since the size, layout and nature of the proposed accommodation is inherently different to that of a C3 use and should be assessed differently.
- The changes made by reducing the scale of the development, moving the building away from the boundaries and including angled windows / obscure glazing at first floor ensure that the development will not be overbearing or lead to a loss of privacy for residents of the adjoining dwellings, particularly the bungalows to the south of the application site.

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- The proposed level of car parking (3 spaces) was considered acceptable to meet the needs of the development although appropriate justification should be provided as part of the application submission.
- The proposals should demonstrate that any landscaping lost would be replaced, providing a net biodiversity net gain.
- The proposed building should meet the requirements of Part L of the Building Regulations, and strive to be as energy efficient as possible and carbon neutral.
- The list of validation documents was confirmed.

Public Consultation

2.10 Two leaflets were distributed to local residents providing details of an initial scheme for 19 apartments and the subsequent amended scheme of 16 apartments. The catchment area for the dissemination of the leaflets was discussed with the Homelessness Service and the Planning Department. The second catchment area included a large number of properties (160 properties) following comments made at the drop in event. Details of both leaflets are included at Appendix 1.

2.11 A total of 160 leaflets were sent on the second leaflet drop to residents living on Wythenshawe Road, Moor Road, Falterley Road, Fawborough Road, Whithenfield Road and Newlands Road.

2.12 In addition, a drop in event was held on 13th March 2024 from 4pm- 7pm at Brookland's library within the Dixon Academy. Presentation boards were provided and the Applicant, their consultant team together with representatives from Manchester City Council Homelessness Service were on hand and available to answer questions about the development. Feedback forms were also provided on the night. The meeting was well attended.

2.13 Detailed below is a summary of the comments made on the night. However, as noted earlier, the scheme has been substantially revised and many of the comments made have now been addressed with the revised scheme.

Table 2.1 Details discussed at the drop in event

	Issue	Response Provided
1	Details of the occupants of the building and concern that it would be used by drug addicts, rough sleepers, criminals, asylum seekers/refugees, sex offenders etc	Confirmed that the property is to provide short term accommodation for 'low needs' families. The families will have become homeless for a variety of reasons beyond their control; Section 21 evictions, loss of a job, family breakdown etc. They no longer have somewhere to live and present themselves to the Council as homeless. Explained that the Homelessness Service will undertake assessment checks before placing families in the accommodation. The Service is ever mindful of their duty of care to all families accommodated and the local community. The Homelessness Service will manage the site and

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		the occupants will need to sign a Code of Conduct Agreement and if this is not complied with, the license agreement will be terminated and they will be asked to leave the accommodation. Advised that there is an urgent need for short term accommodation within south Manchester. Further, that B&Bs / hotels are not deemed suitable for families. The proposed development will meet the needs of local families will deliver good quality temporary accommodation and is far more cost-effective solution for the Council.
2	Security at the site and concern that 24 hour security implies that occupants are dangerous and that the use will attract undesirable activity to the site	Advised that Manchester City Council have a duty of care for families within the property and local people and it is therefore necessary to have 24 hour support at the site which is more akin to a 'concierge' service. The property may be occupied by vulnerable people and need to ensure that people feel safe. Security also gives assurances to those living nearby that the site is being appropriately managed. CCTV will be provided along with secure boundaries. Full details of the proposed management arrangements by MCC Homelessness Service are set out the Accommodation Management Statement prepared by Manchester Homelessness Service which accompanies the application.
3	Increase in activity, noise and disturbance with new use – addition of some 80 people which will cause disturbance to adjoining residents (many who are elderly) through general activity throughout the day and night and children shouting and playing outside	The scheme has been now been reduced from 19 to 16 apartments so the maximum number of residents will now be in the order of 60 people. Confirmed that the activity will reflect the daily comings and goings from residents and staff going to work, attending schools, meeting daily needs etc. There will be a curfew on activity at 10pm and the families are not allowed to have visitors. Whilst an amenity space is to be provided this is principally a seating areas rather than a play space. Wythenshawe Park is within a 5 minute walk which will provide space for more active recreational activities for the families.
4	Impact of construction on residential amenity – noise and dust during construction	Advised that as part of the application, it will be necessary to submit a Demolition and Construction Method Statement (if this is not provided as part of the submission it will be conditioned). This document will set out how the contractor will mange the works on site to minimise impact on adjoining residents. Issues covered will be hours of work, noise and pollution controls, dust blown waste, lighting, noise levels, wheel cleaning etc. In addition, Sumo will provide a contact should issues

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		arise and hold regular progress meetings with local residents.
5	Parking and need for EV – is parking sufficient and why need EV if this is for homeless families	It was confirmed that residents will generally not have a car however, it is considered that the now proposed 3 spaces will be sufficient to meet the needs of staff and also provide spaces for residents should they be required. All development now is required to make provision for EV charging to future proof the scheme and meet sustainable objectives.
6	Overlooking and loss of privacy – concern that the dormers will provide views over gardens	The proposed development will be of a similar height to the surrounding houses and will now include limited accommodation in the roof and only to the front of the site. Advised that the building been designed to ensure no overlooking / loss of privacy into habitable rooms. The required separation distances are achieved to adjoining properties and also now with appropriate amenity space around the building. The building includes angled and obscure glazing on key windows to prevent any loss of privacy to surrounding properties. The development now restricts views over people's gardens.
7	Loss of a green space and adverse impact on the ecology of the area – site is used by wildlife and the ecology will change as a result of the development. The site has been a dumping ground for fly tipping. Loss of green space	It is a vacant site within the urban area with development potential. Planning policy supports the more effective use of underused land and the provision of housing on windfall sites to reduce pressure on greenfield land. The site is unkempt, suffers from fly tipping and is contaminated. The proposed development will remove contamination, address these issues enhancing the appearance of the area. It was acknowledged that there will be a loss of some habitats however new tree planting and general landscaping is proposed. Also, there will be a requirement to provide a 10% Biodiversity Net Gain which, if cannot be achieved on site will require a financial contribution to be made for off site provision. The now revised scheme provides the opportunity for more extensive areas of green space and planting.
8	Inadequate consultation as not all houses impacted by the development received a leaflet	The Applicant was keen to engage with local residents to seek their views on the proposed development. Properties closest to the site were consulted and the Applicant welcomed the attendance by others who had not received the leaflet. A second leaflet drop was made to a wider catchment area to advise residents of the proposed development and highlight the changes which have been made to

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		the proposals since the drop in event.
9	Alternative use of the building once constructed – is the developer doing this to then change it into something else, how do you know it will only be for your service	Confirmed that the building is to be constructed by Sumo and once completed will be leased to the Manchester City Council for 25 years. Residents were advised that whilst there is a break clause in the contact should certain scenarios occur, it is the clear intention of both parties that the building will remain in use to meet the needs of homeless families. The Council will have sole nomination rights to the accommodation. The City Council do not have enough properties to provide short term accommodation and the number of families presenting as homeless is increasing. Unless there is a radical change in housing policy with the provision of more social housing there will be a need for this accommodation. Further, the Heads of Terms that will be drafted and signed between Sumo and the Council will ensure that the Council has sole nomination rights for the property. Finally, it was confirmed that the application is not for a C3 residential use but for a sui generis use since the proposed development does not comply with certain standards generally expected for permanent dwellings. Therefore, should Sumo wish to change the use of the property to a C3 use, they would need to apply for planning permission which residents would be consulted about. The building would also need to be re-configured as the current layout would not be suitable for a C3 use.
10	Why this site and not others – residents cited other sites which would be more suitable and were suspicious of Sumo's motives	Residents were advised that Sumo bought the site and approached the Council to use for homeless accommodation. Sumo is undertaking all the construction without funding contributions from the Council which is unusual and once completed will be leased to the Council. It is a unique proposal which is mutually beneficial. For the Council it will provide a much needed Council run facility in south Manchester and will provide a more cost effective solution to B&Bs and dispersed leased property options. It was acknowledged that there may be other vacant sites nearby, but no one has approached the Council with regard to similar development opportunities and the Council do not have the resources to undertake the development themselves. The current proposal has been reviewed by local elected members who are supportive in principle with the development. Notwithstanding this, it was confirmed that the proposals still need to be rigorously assessed as part of a planning application.
11	Reduce the value of adjoining properties	Impact on house prices is not a relevant planning consideration.

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2.14 Further information has been included within the application to respond to the issues raised by local residents and which are referred to below in the Planning Statement.

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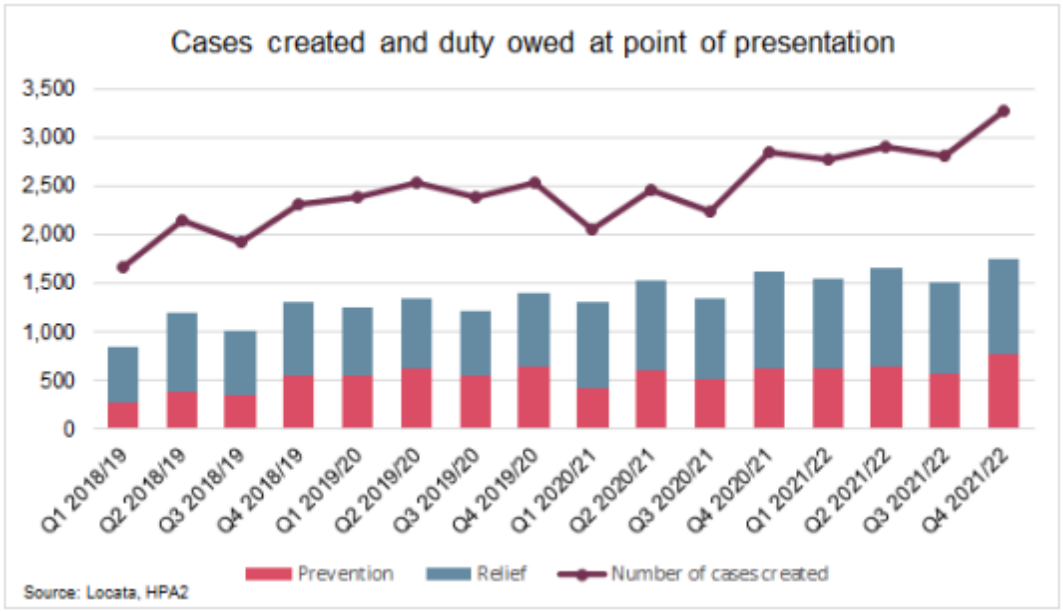
3 Homelessness in Manchester and the Need for the Development

Homelessness in Manchester

3.1 Homelessness is a significant problem in Manchester. Research published by the housing charity Shelter in January 2023 found that Manchester has the highest rate of homelessness in the North West, with 1 out of every 74 of its people living in temporary accommodation or sleeping on the streets.[1] This level of homelessness is almost three times the national average of 1 in 208 people.

3.2 Furthermore, there has recently been a significant increase in the number of individuals and households in need of permanent accommodation in Manchester. The Council's most recent 'Homelessness Update Report' of June 2022 noted that the number of people presenting as homeless more than doubled from 1,500 presentations a quarter in 2018/19, to well over 3,000 presentations in the final quarter of 2021/22.[2] The table below shows the trends in presentations of homelessness in Manchester in recent years.

Figure 3.1: Presentations of Homelessness in Manchester between 2018/19 and 2021/22



Source: Manchester City Council's Homelessness Update (June 2022)

3.3 Manchester City Council Homelessness Services advised that there are currently over 2,230 homeless families in Manchester today. In terms of the Wythenshawe area specifically, there are many families who present as homeless with some 47 families presenting as homeless in the last quarter of 2023 from the Wythenshawe area, with 6 specifically from Brooklands ward in that same time period.

[1] Shelter, Research: Homelessness in England 2022, https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/research_homelessness_in_england_2022

[2] Homelessness Update Report to the Communities and Equalities Scrutiny Committee of 21 June 2022: https://democracy.manchester.gov.uk/documents/s34169/Homelessness%20Update.pdf

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Table 3.2 Numbers of Homeless Families in Wythenshawe (last quarter 2023)

Ward	Families Presented
Baguley	9
Brooklands	6
Northenden	10
Sharston	11
Woodhouse Park	11
Total	47

3.4 Homelessness is a complex issue, with numerous and varied drivers. Although personal circumstances vary the main reasons are primarily due to:

- landlords wanting their property back / to increase rent and tenants cannot afford the rent increase. The Government is progressing the abolition of Section 21 of the 1988 Housing Act which allows 'no fault' eviction to regain possession but at the present time the family has no choice but to leave;
- fleeing domestic abuse/violence necessitating a family to get away from a perpetrator and thus loses their home when they flee the situation.
- family/friends can no longer accommodate a family in their home due to insufficient space, the temporary arrangements are no longer sustainable or family/friend breakdown/dispute which result in the family losing the place they were staying in;
- relationship breakdown when a family splits and must leave losing their home with minimal notice; and
- loss of tenancy for a family for various reasons such as loss of employment, rent arrears, bereavement etc

3.5 Manchester City Council have adopted two approaches to address homelessness in Manchester; 'homelessness prevention' and homelessness 'relief'. Homeless prevention is where support is provided to allow a household who is threatened with homelessness to either stay in their home or find a new home before they become homeless. Homelessness 'relief', seeks to supports households who have become homeless by providing temporary accommodation whilst waiting for a more permanent housing solution.

3.6 The emergency temporary accommodation which is generally available at the point families present as homeless is either a hotel, B&B or a dispersed property. Bed and Breakfast accommodation does not provide the supportive environment that homeless families need for the following reasons:

- The temporary accommodation is often not in Manchester but in neighbouring boroughs of Oldham, Tameside, Salford, Trafford, remote away from where families originally live and essential support networks and schools;
- Space is extremely restricted with a family in one or two rooms;
- Bathroom facilities maybe shared with other families / occupants;
- Limited or no cooking facilities with access only to a shared microwave/shared fridge and no breakfast/food is provided.

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- It is likely that families will be housed in accommodation used by other agencies / local authorities e.g. Probation Services, Adult Social Care where the Homelessness Service does not have any control over which means that families can be placed in inappropriate settings.
- The support the Homelessness Service can offer to families in these settings is limited because the Service has no control over communal space/private space which limits opportunities for private discussions and the placements. Further the placements are dispersed across Greater Manchester which restricts the level of support which can realistically be provided.

3.7 Not only is the temporary accommodation not suitable for family placements, the use of B&Bs and hotels is very costly for the Council. Depending on the family size, the cost per week can range from £700 to £1400 for budget accommodation. Housing Benefit does not cover this cost fully (only £114.63 per household can be claimed each week). This means having to use B&B's for homeless families places a significant budget pressure costs on the Council which is not a cost effective solution long term. Manchester City Council currently spends an estimated £9m per annum on B&B placements for families, with this figure expected to reach £11m per annum.

3.8 The Council has a number of initiatives which it is pursuing to provide temporary accommodation for individuals. The Council has 27 sites which provide different forms of accommodation designed to meet the particular needs of the individuals/families and include single rooms, night shelters, pods and shared rooms etc. However, there is a particularly pressing need for family accommodation for parent(s) with children which is currently lacking in the Council's offer and is urgently needed. This application directly addresses this particular requirement and focuses on meeting the needs of south Manchester.

Development of Short-Stay Family Temporary Accommodation

3.9 Given the shortcomings of the existing homeless solutions, the Council has committed to reduce the Council's dispersed temporary accommodation portfolio and also to reduce the time families spend in B&B's / hotels / hostels.

3.10 The Homelessness Update Report provides details of an alternative model of temporary accommodation which the Council wish to pursue which provides better outcomes for families and offers a long term solution for the Council to meet their obligations to provide short term accommodation for homeless families.

3.11 Following the granting of planning permission for the conversion Apex House in Levenshulme from an office to residential use, the Council have taken a long lease on the property to provide high-quality short-stay temporary accommodation for families. The 'Apex House' model offers a number of benefits:

- provides families with self-contained, safe and appropriately sized accommodation thereby reducing the need for the use of B&Bs;
- provides space within the building to allow on-site support to assist in families making resilient and robust life and accommodation choices;

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- provides opportunities to allow a direct move on into affordable and settled private rented sector properties;
- reduces the time spent as homeless and living in temporary accommodation down to an 8 to 12-week period;
- limits the impact of homelessness on existing school placements for children within the family;
- keeps Manchester families closer to their existing support networks whilst homeless; and
- improved value for money as a higher level of housing benefit can be claimed for the temporary accommodation when the Council is the landlord.

3.12 The report notes that of the 75 plus families supported at Apex House since its opening in 2021, the majority have been supported into settled PRS homes. Further, only 4 families were moved into dispersed temporary accommodation. This equates to a 'success' rate of over 95%. The report concludes that this model has delivered proof of concept and demonstrates improved outcomes for homeless families.

3.13 Given the success of Apex House, the report notes that the Council intends to work with property developers to deliver additional short-stay temporary accommodation and scale up this successful model.

3.14 The current proposals would provide a similar format to Apex House in terms of the design of the accommodation and the management of the facility but offers notable improvements. Significantly, the current proposals provide the opportunity to create a bespoke facility (Apex House was a conversion of an office buildng) and to ensure that the room layout and facilities offered are more appropriate to family needs. The proposed development will help fulfil the identified needs for secure, high-quality homelessness accommodation for families within the south of the city.

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4 The Proposed Development

Application Background

4.1 It is intended that the proposed building will be leased to Manchester City Council on a long term basis (for 20 years but with an option to renew the lease). The building will be used by the Council to accommodate homeless families with non complex needs for a limited period (likely to be 3 months) while settled permanent accommodation is secured. As part of the leasing arrangements, the Applicant will be required to maintain the building and its contents to an agreed standard which will be set out in a separate Heads of Terms with the Council.

4.2 With an end user identified, the proposed design of the building has been developed in close liaison with the Council's Homelessness Service to ensure that the proposed building layout and site generally will meet the needs of the end user. It will be a bespoke product which directly meets the day to day needs of the homeless families and will provide an effective solution to the Council's current shortfall in provision of accommodation for the homeless.

Scheme Details

4.3 The application seeks full planning permission for the following:

'Demolition of the existing dwelling and erection of a new building to provide short-term accommodation (sui generis use) with ancillary facilities together with alterations to the current access, provision of car/cycle parking, landscaping and associated works'.

4.4 The application scheme will involve the creation of 1,003 sq.m gross internal area of new built floorspace consisting of:

- 16 short-stay, 2 bed accommodation units with double bedrooms, living and kitchen/dining space, and shower/WC facilities;
- a staff office with a reception window overlooking the building entrance and car park;
- a shared laundry room to be used by the residents containing 4 washing machines / dryers and sink space; and
- ancillary space including corridor link between the buildings, circulation space, storage, lifts, stair core, plant and an accessible WC.

4.5 The proposed use will be a sui generis use and not C3. Whilst the development will provide living accommodation, the nature of the provision comprising short term apartments means that a number of the usual planning standards which would normally be required in terms of the size of the apartments and parking standards are reduced. It is asserted that these reduced standards do not make the development unacceptable but are entirely appropriate for the nature of the use proposed. This is discussed at section 6 of this Planning Statement.

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Site Layout

4.6 The proposed layout of the site and location of the building on the site has been influenced by a number of factors:

- The location of residential properties close to the north, east and south of the site and the need to protect their residential amenity
- Extent and configuration of the site; and
- Views to the north and south from the site towards the rear gardens of adjacent properties.

4.7 Taking these factors into account, the resultant site layout proposes two blocks linked by a single storey corridor. A building is included at the front to maintain a consistently built up frontage to Moor Road whilst an additional building is included to the rear within the large garden. There is a footpath link around the building and areas of planting and amenity space.

Figure 4.1 Proposed Site Plan



4.8 The development has been designed for use by families (i.e. households including children aged 0 to 18), rather than individuals. The apartments will have 2 bedrooms, are accessible, secure, self-contained and well-appointed ideally suited for family use.

4.9 The front building includes a secure lobby, office, laundry, accessible toilet, stairwell and 6 apartments whilst the rear block a further 10 apartments with an additional stairwell and lift to the first floor.

4.10 The hardstanding to the front of the building provides space for car parking and bin store whilst the cycle parking space is located to the rear along the southern boundary.

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4.11 The first floor includes a further 8 apartments and the second floor another four providing a total of 19 apartments. Additional storage and plant facilities are also to be provided. Table 4.1 below provides the floorspace breakdown for the individual apartments.

Figure 4.1 Accommodation details

Floor Level	Unit	Number of Bedrooms	GIA (sq.m)
Ground	Unit 1	2	43.6
Ground	Unit 2	2	43.6
Ground	Unit 3	2	44.2
Ground	Unit 4	2	46.1
Ground	Unit 5	2	46.9
Ground	Unit 6	2	42.6
Ground	Unit 7	2	47.7
First	Unit 8	2	43.6
First	Unit 9	2	43.6
First	Unit 10	2	43.6
First	Unit 11	2	44.2
First	Unit 12	2	46.1
First	Unit 13	2	46.9
First	Unit 14	2	42.6
First	Unit 15	2	47.7
Second	Unit 16	2	43.7

Design and Appearance

4.12 The building has been designed to reflect the local vernacular. The building includes pitched roofs with three flat roof dormers to provide light to the apartment on the second floor. There is also a small area of flat roof to the rear to accommodate the lift and stairwell. It has been designed to minimise the visual impact of this element of the building.

4.13 The building is to be finished in facing brickwork similar to the majority of the residential properties in the surrounding area. Double soldier courses have been included at ground, first floor and eaves level to add interest to the elevations. The roof will be tiled with natural slate and rainwater goods will be grey aluminium.

4.14 The rooms are fitted with opening UPVC windows with restrictions, framed in grey aluminium and will allow for natural ventilation throughout the apartment units. There will be two blank gables to the north and south of the rear block, which are designed to limit overlooking into the rear gardens of the adjacent properties.

4.15 The building includes angled windows and translucent glazing film at the first floor on the southern elevation to prevent overlooking into the garden of the properties to the south of the site.

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Figure 4.1: CGI showing proposed materials and angled windows on southern elevation of proposal



4.16 The proposed accommodation will be fully accessible (with the exception of the second floor which will not be accessible by lift). Door widths and circulation spaces will be designed to accommodate wheelchair users.

4.17 The roof of the building is to include a PV array on the southern face. This is to enhance the sustainable credentials of the building and reduce its carbon footprint.

Scale and Massing

4.18 The building is 10m to the ridge in height with the flat roof element 8.5m in height. Properties to the north are 2 storey in height and measure 8.3m to the ridge whilst those to the south are bungalows and are 5m to the ridge. Whilst the proposed building will be higher than the surrounding buildings, the difference is not significant, varies over the built form and therefore will not look out of place on the street scene.

4.19 The front building will have a length of 21m and a width of 12.3m. The building to the rear is slightly larger with a length of 26.5m and a width of 15.5m.

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Figure 4.2: CGI showing proposal in the context of existing properties on Moor Road



Landscaping and Amenity Space

4.20 There are no trees within the application site but a variety of boundary hedging.

4.21 The development will result in the loss of small sections of hedging at the access to provide the necessary visibility splays.

4.22 New planting is proposed comprising 8 trees, new hedgerow planting along the northern boundary and planting within the site. This will mitigate against any habitat losses, serve to screen the development from adjoining houses and enhance the appearance of the site.

4.23 The site layout allows for space around the building which will provide an attractive setting and amenity space for the residents.

Access and Parking

4.24 The scheme makes provision for 3 car parking spaces. There will be 2 Electric Vehicle charging points to serve the accessible space and standard space. This level of vehicle parking is considered to be acceptable, given that residents are not expected to have a car and that there will be a maximum of 3 staff on site at any one time (professional and support staff would be in addition but limited in number).

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4.25 A covered cycle store with Sheffield stands is to be provided along the southern boundary. Space will be provided for cycle parking spaces 18 for residents and staff / visitors

4.26 The site is situated in a highly accessible location within a predominantly residential part of Wythenshawe, with good connections to roads, tram, cycle and pedestrian networks. Given this, and the provision of cycle parking on site, it is envisaged that staff will not be reliant on the car for access.

4.27 The existing access from Moor Road is to be widened and a pedestrian footpath created direct to the building. Sufficient space is to be provided within the site to allow for vehicle manoeuvring and servicing.

Day to Day Operation

4.28 Full details of the proposed management arrangements of the building are set out in the Temporary Accommodation Management Statement prepared by Manchester Homelessness Service. Key points are summarised below.

4.29 The apartments will be allocated by the Homelessness Service only and made available for anyone the Council owes a duty to under the 'relief' part of the Housing Act 1966 (as amended under the Homeless Reduction Act (2017). This ensures that all background detail and checking of each referral will have been collected and recorded by the Homelessness Service. The Team Leader will consider the suitability of the referrals for the site before the accommodation is offered taking into consideration the support needs of the client. Places will be allocated to Manchester homeless families only.

4.30 Families will be booked in during office hours of 9am to 5pm Monday to Friday. The apartments will be made available for a short period of time (likely to be no more than 3 months) which is considered to be a sufficient period of time to locate more permanent, settled accommodation. When a suitable settled accommodation offer is found for a family, booking out will also take place during office hours.

4.31 The site will be made available for low support needs families and not families with complex issues. The main support which families will need will be adjusting to being homeless and help with sourcing suitable and affordable accommodation to move into. Some households may need additional advice and support which can be readily provided at the site. Such support would extend to the following areas:

- domestic abuse/coercion;
- budget management, debt and previous rent arrears;
- accessing employment/training for those not working;
- support from the Homeless Health Visitor Service for families with children under 5; and
- general support from the Homelessness Service to help families to become 'tenancy ready' so that they can move on with resilience to manage their new tenancy and manage their new home well.

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4.32 The ability of offer onsite support and guidance as well suitable accommodation helps families to be able to move on with resilience out of temporary accommodation quickly and not have to become homeless again in the future.

4.33 The site will be managed by the Council's Homelessness Service which already manages the existing 27 homeless sites across the city and therefore has a wealth of experience in managing, operating and delivering support in temporary accommodation.

4.34 The property will be managed 24/7. The reception desk would be manned during the night to oversee access and provide assistance when required.

4.35 Staff will include a manager or Team Leader, a deputy manager or Homeless Lead Officer together with a staff team of 3 Accommodation Support Workers and security staff. There will be a maximum of 3 staff at the premises at any one time. Professional visits will also take place from various support staff such as the Move on Worker who will work alongside residents to find suitable settled accommodation for each person to move into. All staff work with a trauma informed approach to ensure the best support is provided.

4.36 Access to the building will be restricted. Residents will not be allowed visitors which reflects how all homelessness temporary accommodation is managed. Access in and out of the building will be monitored by on site staff and the site will have CCTV in the communal areas and outside. The Homelessness Service will have full control over who is in the building at any time. Residents will be allowed to stay out visiting friends/family two nights a week by agreement.

4.37 All residents allocated an apartment will be required to sign a licence agreement which requires tenants to agree to certain conditions relating to use of the building, behaviour etc. An example agreement is included at Appendix 3 (used at Apex House). If anyone breaches the agreement, they will be made aware that they jeopardise their accommodation and they will be evicted from the apartment. The Homelessness Service advise that this serious threat is sufficient, and that people abide by the rules since having been given a home after becoming homeless, every effort is made to avoid losing the family's temporary home.

Benefits of the Proposal

4.38 The proposed development will provide a range of social, economic, and environmental benefits that are discussed in further detail at Section 5 of this Statement. However, to summarise, these benefits will include:

- Redevelopment of an underutilised, partially vacant site within a sustainable and accessible location, ideally placed to serve the needs of the local community.
- The provision of a purpose built building to provide homeless accommodation specifically designed to meet the needs of families.
- The provision of onsite support and guidance to provide improved outcomes for families.

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- A development designed and built to high standards of energy efficiency incorporating solar panels and electric vehicle charging which, as a result, will deliver an efficient, low-carbon usage building.
- A building of a scale and design that complements the surrounding predominantly residential development and safeguards the amenity of existing properties.
- A development which makes a significant contribution to the objectives of the Manchester Homeless Strategy 2018-2023 and the Greater Manchester Homeless Prevention Strategy 2021-2026, which are important material considerations.
- A long term, cost effective solution for the Council to address the Council's obligations to meet the needs of homeless families
- The creation of new jobs during both the construction phase and as part of the future operation of the facility.

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5 Planning Policy

5.1 Section 38(6) of The Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications must accord with the provisions of the adopted Development Plan, unless material considerations indicate otherwise. This Planning Statement, therefore, considers the application proposals in light of the relevant planning policy context and any other relevant material considerations.

National Planning Policy

5.2 The NPPF (December 2023) is a key material consideration in all planning decisions and sets out the overarching policy priorities for the planning system against which local plans will be prepared and decisions made on planning applications.

5.3 The document notes at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. Further, at paragraph 11 it notes that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- 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:
  - The application of policies in the 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 the Framework taken as a whole.

5.4 In terms of decision-making, the NPPF advises at paragraph 38 that local planning authorities should approach decisions on proposed development in a positive, creative way. They should work with applicants to secure developments that will improve the economic, social and environmental conditions of the area and in particular, approving applications for sustainable development where possible.

5.5 Paragraphs 39-46 encourage early engagement and pre-application discussions to improve the efficiency and effectiveness of the planning system and outcomes for the community.

5.6 The NPPF considers over a number of chapters how the Government's objectives will be achieved. Of particular relevance to the current proposal are chapters 5, 8, 9, 11, 12, 13, 14 and 15, which are discussed in more detail below.

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Section 5 – Delivering a sufficient supply of homes

5.7 Paragraph 60 of the NPPF highlights the Government's objective of significantly boosting the supply of homes and advises that, in order to support this objective, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.8 Furthermore, paragraph 70 acknowledges the important contribution that small and medium sized sites can make to meeting the housing requirements of an area and are often built out relatively quickly. To promote the development of a good mix of sites, it notes that local planning authorities should, inter alia, support the development of windfall sites.

Section 8 – Promoting healthy and safe communities

5.9 Paragraph 96 encourages planning policies and decisions to aim to achieve healthy inclusive and safe places and beautiful buildings which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and which are safe and accessible.

Section 9 – Promoting sustainable transport

5.10 The NPPF emphasises that transport policies have an important role to play in facilitating sustainable development and in contributing to wider sustainability objectives. In assessing applications for development, the document states at paragraph 114 that it should be ensured that;

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up given the type of development and its location;
- safe and suitable access to the site can be achieved for all users;
- the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion) or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.11 Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.12 Paragraph 116 notes that applications for development should:

- give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport;

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- address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- create places that are safe, secure and attractive, and minimise potential conflicts between pedestrians, cyclists and vehicles;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

5.13 Paragraph 117 that all developments that will generate significant amounts of movement should be required to provide a travel plan, and transport statement so that the likely impacts of the proposal can be assessed.

Section 11 – Making effective use of land

5.14 The NPPF notes at paragraph 123 that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.15 Specifically, paragraph 124 of the NPPF makes it clear that planning policies and decisions should, amongst other things:

- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs; and
- promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

5.16 Paragraph 125 notes that local planning authorities should take a proactive role in identifying and helping bring forward land that may be suitable for meeting development needs. Further, at paragraph 127 that local planning authorities should take a positive approach to applications for alternative uses on land which is currently developed but not allocated where this would meet an identified development need.

Section 12 – Achieving well-designed places

5.17 Regarding design matters, the NPPF notes at paragraph 131 that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.18 Paragraph 135 notes that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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- are visually attractive because of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.19 Paragraph 136 recognises the importance of trees to the character and quality of the urban environment and their role in mitigating and adapting to climate change. Planning policies and decision should, amongst other things, take opportunities to ensure that new trees are incorporated into developments and that existing trees are retained wherever possible.

5.20 Paragraph 137 goes on to state that design quality should be considered throughout the evolution and assessment of individual proposals. It acknowledges that early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

5.21 Paragraph 139 makes it clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to development that reflect local design policies and government guidance on design, and to development that are of outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 14 – Meeting the challenge of climate change, flooding and coastal change

5.22 Section 14 outlines that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk. In particular, it should help to reduce greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources and support renewable and low carbon energy.

5.23 In determining planning applications, local planning authorities should expect new development to:

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- Comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

5.24 Paragraph 164 confirms that in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings (including through installation of heat pumps and solar panels).

Section 15 – Conserving and enhancing the natural environment

5.25 Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecology networks that are more resilient to current and future pressures.

Conclusion in relation to the NPPF

5.26 The NPPF places a clear emphasis on ensuring that development proposals are accessible, well-designed and able to contribute to the economic, social and environmental sustainability objectives. It also supports planning decisions that promote and support the development of underutilised land and buildings.

The Development Plan

5.27 Manchester City Council's adopted development plan for the area comprises the Core Strategy 2012-2027 (adopted July 2012) and the remaining saved policies of the Unitary Development Plan (1995).

5.28 Key policies considered relevant to the application proposals are addressed in detail below.

5.29 ***Policy SP1 (Spatial Principles)*** provides guidance on the key spatial principles which will guide the strategic development of Manchester to 2027. The policy places emphasis on the creation of neighbourhoods of choice, providing high quality development around district centres which meet local needs in a distinct environment.

5.30 The policy notes that new development 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; and
  - protect and enhance the built and natural environment.

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- 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.

5.31 ***H1 (Overall Housing Provision)*** sets out the targets for housing provision within Manchester. In addition, it sets out criteria which new development should take into account including:

- Contributing to creating mixed communities with house types to meet the needs of a diverse and growing population
- Development on previously developed land which is sustainably located in close proximity to centre and public transport routes
- Ensure that the design contributes positively to the character of the area
- Be designed to give privacy to both its residents and neighbours

5.32 ***Policy H7 (Wythenshawe)*** The site falls within the area covered by Wythenshawe and is expected to accommodate 3% of new residential land (i.e. around 1,830 homes) over the lifetime of the adopted Core Strategy. The policy notes that new high-quality, high-density development will be encouraged within the district centres and on small infill sites where it contributes to the stock of affordable housing and complements Wythenshawe's garden city character.

5.33 ***Policy H10 (Housing for People with Additional Support Needs)*** notes that proposals for accommodation for people with additional needs will be supported where:

- there is not a high concentration of similar uses in the area already;
- where it will contribute to the vitality and viability of the neighbourhood; and
- where there would not be a disproportionate stress on local infrastructure such as health facilities.

5.34 The is policy goes on to state that people with additional support needs may include homeless people and the Council welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle and supports the work of housing associations and other agencies in this respect. The policy does acknowledge that there is a need for individual communities to be able to meet most of their day to day needs locally, for example, shopping, recreation, education and health care.

5.35 ***Policy T1 (Sustainable Transport)*** seeks to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

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5.36 ***Policy T2 (Accessible Areas of Opportunity and Need)*** advises that the Council will manage the pattern of new development to ensure that it is located with good access to the city's main economic drivers and is easily accessible by walking cycling and public transport, connecting residents to jobs, centres, health, leisure open space and educational opportunities. Proportionate Traffic Impact Assessments and Travel Plans should be submitted for all major applications and for any proposals where there are likely to be access or transport issues.

5.37 The policy advises that all new development should provide appropriate car parking facilities and have regard to the need for disabled and cycle parking. It is made clear that the car parking standards are maximums, whereas the cycle and disabled car parking standards are minimums. However, the policy notes that the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate.

5.38 ***Policy EN1 (Design Principles and Strategic Character Areas)*** encourages good design and stresses the need for development to have regard to the strategic character area in which the development is located. It also requires Design and Access Statements to detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City.

5.39 The policy includes a description of the Wider Wythenshawe Character Area, which was developed along the lines of the 'garden city' movement. It notes that area is characterised by a predominance of low rise, low density semi-detached houses, short terraces and low-rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital and District Centres. The principal features to be retained in any new development is the sense of the existing low-rise suburban character set within soft landscape.

5.40 ***Policy EN4 (Reducing CO_2 Emissions by Enabling Low and Zero Carbon Development)*** specifies how the Council seeks to reduce the growth in CO_2 emissions through design features that provide passive heating, natural lighting and cooling to reduce the need for energy. The policy encourages features such as improved insulation and glazing, the use of low or zero carbon energy generating technologies and the use of building materials with low embodied carbon.

5.41 ***Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies)*** notes that developments of over 1000m2 will be expected as a minimum to meet specific targets unless this can be shown not to be viable. The targets set relate to increases on the 2010 Building Regs which has now been updated. It notes that the proposed efficiencies should be demonstrated through an energy statement.

5.42 ***EN8 (Adaptation to Climate Change)*** notes that 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 associated external spaces.

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5.43 ***EN14 (Flood Risk)*** notes that new development should be directed away form sites of greatest risk of flooding. Also, the policy states that All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.

5.44 ***EN15 (Biodiversity ad Geological Conservation)*** notes that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Further more it states that 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 where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal.

5.45 ***NE19 (Waste)*** notes that all developers will be required to submit a waste management plan to demonstrate how both 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.

5.46 ***Policy DM1 (Development Management)*** states that all development should have regard to a set of specific issues including, but not limited to; appropriate design, impact on the surrounding area, effects on amenity, accessibility and community safety and crime prevention.

Manchester City Council Local Plan Review

5.47 The Council is currently reviewing its Local Plan and its key issues. Consultation on the key issues for the new Local Plan was carried out in 2020. The draft Local Plan is still awaited and therefore it does not form a material consideration to the determination of the current Moor Road application.

Other Material Considerations

The Greater Manchester Spatial Framework

5.48 Manchester is one of nine Greater Manchester authorities who have jointly prepared Places for Everyone (PfE), a long-term plan that will guide sustainable growth in the borough up to 2037 and support the delivery of new infrastructure**.** After many years of preparation, the document was finally adopted on 21 March 2024 and now forms part of Manchester's Development Plan.

5.49 The plan sets out the ambitions for the future of the city-region. In terms of housing provision, the document recognises the growing problem of rough sleeping and lack of suitable households at an affordable price and with certainty of tenure. In addition, it is noted that it is important to ensure that a diverse mix of values and tenures of new housing comes forward so that all households can meet their needs and aspirations.

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5.50 In terms of the design of new development Policy JP – P1 (Sustainable Places) states that all development, where appropriate, should be distinctive with a clear identity that amongst other things:

- respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used;
- is visually stimulating, creating interesting and imaginative environments;
- is socially inclusive including responding to the needs of all parts of society;
- is adaptable and durable able to respond easily to varied and changing needs; and
- is safe, including by designing out crime and reducing opportunities for anti-social behaviour.

Manchester Design Guide

5.51 The Manchester Design Guide was adopted in 2017. It encourages the provision of high quality housing whilst at the same time seeks to strike a balance between prescription and non prescription of particular aspects of housing design such as parking standards, amenity, waste management, carbon management and similar. It suggests the approach of compliance or if this cannot be achieved the provision of appropriate justification as to why an alternative stance should be adopted.

5.52 With regard to privacy distances between habitable rooms, the guide makes reference to the general expectation of separation distances to the rear being 20m. However, it notes that this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded. Further, it suggests that consideration be given to ways of reducing direct overlooking through creative design.

Greater Manchester Homelessness Prevention Strategy 2021- 2026

5.53 The Greater Manchester Homelessness Prevention Strategy acknowledges the work which has been achieved by various key agencies in seeking to reduce levels of homelessness and aims to build on this with continued collaborative work. It sets out 5 objectives in order to prevent homelessness:

- access and maintain a home which is safe, decent, accessible and affordable.
- on leaving temporary accommodation, people have a safe place to go.
- people can access quality advice and support to prevent homelessness.
- people experiencing homelessness have respite, recovery and re-connection support.
- homelessness is never an entrenched or repeat experience

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Manchester Housing Strategy (2022 - 2032)

5.54 This document sets out the action required to increase social and affordable housing supply, improve access to social housing for those who need it and to support private rented tenants and more vulnerable households. The strategy is to be read alongside other existing Council commitments which consider housing market supply and affordability issues fundamental to the homelessness crisis.

Manchester Homelessness and Rough Sleeping Strategy (2024-2027)

5.55 The Manchester Homelessness and Rough Sleeping Strategy has been prepared by Manchester Homelessness Partnership and sets a 3 year strategy and action plan to tackle inequality and places emphasis on the impact of homelessness on children and families. In addition, the strategy places strong emphasis on increasing prevention of homelessness, reducing rough sleeping, avoiding placing families in bed and breakfast accommodation, reducing the number of accommodation placements that are made outside of Manchester and providing more suitable and affordable accommodation for the diverse communities which exist.

5.56 The vision is to make homelessness a rare occurrence by increasing prevention and early intervention but also to ensure that the occurrence is as brief as possible by improving temporary and supported accommodation.

5.57 The document recognises the increasing demand for temporary and supported accommodation. It notes that Bed and Breakfast accommodation is never considered as suitable for people with family commitments and that the action plan will focus on addressing this issue.

Conclusion

5.58 This section has identified a series of Development Plan documents and other material considerations to be taken in to account in the determination of this application. The planning policy framework is fully supportive of the proposed development on this site, which will deliver critically needed homeless accommodation in accordance with the statutory Development Plan, supporting documents and guidance, and the aspirations of national planning policy.

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6 Planning Assessment

6.1 The impacts of the development have been thoroughly considered in various reports which form part of the application. It is considered that given the development plan and national planning policy context outlined in Section 4 of this Statement, it is considered that the key issues relevant to the determination of the application are as follows:

- Principle of development
- Siting, design and appearance
- Highways and parking;
- Trees and landscaping;
- Ecology;
- Residential amenity; and
- Other technical considerations.

Principle of Proposed Development

6.2 The proposal relates to the erection of a new building on a underused site within the urban area and in a sustainable location. National policy states at paragraph 38 that decision makers should seek to approve applications for sustainable development where possible. In addition, at paragraph 123 that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring sale and healthy living conditions.

6.3 The Manchester Core Strategy further supports the principle of the development, recognising that the Council needs to address key challenges facing the city, especially in terms of housing. The proposed development is intended to meet the Council's obligation under the Housing Act 1996 (as amended by the Homelessness Reduction Act 2017) and various housing policy documents which seek to prevent homelessness, through the provision of alternative accommodation and provide emergency and interim accommodation to homeless households in 'priority need'.

6.4 Policies H7 notes that Wythenshawe is an appropriate location to accommodate new housing whilst policy H1 identifies various requirements which new development should achieve. In this regard the development would:

- contribute to the type of house types to meet the needs of a diverse population;
- comprise development on previously developed land;
- is of a design which would complement the character of the area; and
- has been designed to ensure the privacy of adjoining occupiers is not compromised.

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6.5 Meanwhile, policy H10 specifically notes that the Council will support housing to accommodate people with additional support needs, including the homeless providing certain tests are met. In this regard, it is considered that the proposed development would not result in a high concentration of similar uses in the area already, indeed there is no similar provision in the locality, it will add to the mix of accommodation in the area thereby adding to the vitality and viability of the neighbourhood and is of a scale that would not place a disproportionate stress on local infrastructure.

6.6 The provision of accommodation for the homeless also accords with the aspirations of the Council's various housing strategies and action plans. The Council have identified a clear need to provide appropriate short term placements for homeless families thereby avoiding the need to accommodate in B&B's or in out of city locations. The current proposals will meet this particular need providing accommodation specifically to meet these objectives.

6.7 The appropriateness of the site for the type of development proposed has been acknowledged by the Council during extensive pre-application engagement. It is therefore considered that the acceptability of the scheme, in planning terms, depends upon site specific and contextual issues. The relevant detailed issues are discussed below.

Siting, Design and Appearance

6.8 The site lies within the character area of Wythenshawe which is identified as area with low rise, low density houses and flats. The area is of a residential nature and generally comprising 2 storey and single storey brick buildings with tiled roofs of varying heights.

6.9 It is considered that the development accords with the requirements of policy EN1 since the proposed building is of a domestic scale and design. It is of a similar height to adjoining two storey development and like nearby buildings, it is to be constructed in brick with a slate roof.

6.10 The development seeks to maintain the built frontage to Moor Road (indeed moves the building further eastwards to better reflect the building line of the adjoining properties). This will ensure that the building maintains a presence on the street scene and that the development will be readily assimilated into the built environment.

6.11 The building to the rear has been positioned away from the boundaries with nearby properties and includes hipped roofs to reduce the mass of the roofscape. As a result, the building will not have an overbearing presence on adjoining occupiers. Fig 6.1 below demonstrates that the building will sit comfortably within the site and have a favourable relationship to surrounding development.

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Figure 6.1 Aerial view of the proposed development



6.12 The building has also been designed to ensure that the privacy of adjoining occupiers is not compromised. Principle windows on the first floor have been angled to ensure that there is no overlooking but still allow views out. In addition, windows on the southern elevation include translucent glazing film at the lower levels to protect privacy. Only the front part of the building facing Moor Road includes second storey accommodation.

6.13 The proposed development includes built form on land which is currently undeveloped. Planning policy encourages the efficient use of land within the urban area and in sustainable locations. In assessing the impact of the development on the area, it is relevant to consider what development could take place within the large garden under permitted development and which the Council do not have control over. Drawing reference 469-1-PLN-015 entitled 'Permitted Development Diagram' illustrates the extent of development which could be achieved. This includes extensive development to the rear, side and within the garden and would have a similar, if not greater visual and amenity impact than that currently proposed.

6.14 The proposed development has been sympathetically designed to minimise its impact on the local built environment in terms of its positioning, detailing and massing.

6.15 The existing boundary planting is to be retained and additional landscaping is proposed to soften the appearance of the building and screen the development from adjoining occupiers.

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6.16 Security has been an important consideration both for families who will be living within the building and adjoining residents. Externally, the building will be enclosed by timber fencing and additional hedging to supplement the existing hedgerow. Internally, the building with be managed 24/7 and is laid out to allow staff in the office to oversee access into the building via the entrance lobby. There will be CCTV cameras installed on the external elevations.

6.17 The building has been designed to meet the specific daily needs of the end user and to provide self contained and secure apartments for families. It is acknowledged that the residential units do not meet the Nationally Described Space Standards which are generally required for new C3 residential use. However, the proposed accommodation is not to meet a long term housing need, but short stay only, where the priority lies in providing welcoming, functional and safe accommodation for vulnerable families without a home.

6.18 On this basis, is it considered that the internal space standards usually required for C3 developments should be applied flexibly and the use comprises a sui generis use rather than C3 to reflect the particular circumstances of the case. This, more flexible approach has been applied to other homeless short term accommodation such as Apex House which is run by Manchester City Council.

6.19 Paragraph 135 of the NPPF requires that new development should meet various design objectives to ensure the creation of high quality, beautiful buildings and places. Similarly, policy SP1 and H1 of the Core Strategy place emphasis on creating neighbourhoods of choice, meeting the needs of the community and contributing positively to the area. It is considered that the development achieves these objectives:

- It will function well and add to the quality of the area. It will add to the variety of residential accommodation enhancing the vitality of the area and meeting an identified need;
- Is of a design and scale which reflects the character of the area and includes landscaping and will make a positive contribution to the site;
- It will provide a sense of place and welcoming environment both externally and internally to provide a reassuring setting for residents. Further, it will make a positive contribution to the health, safety and well being of residents;
- It is an underused site within the urban area and the housing will add to the mix of development in the area. It is accessible and close to services and local facilities; and
- It has been designed to be inclusive and accessible, includes lift access to the first floor and door widths and circulation space designed to accommodate wheelchair users. It has been designed to provide a secure environment for the residents and adjoining occupiers.

6.20 Given the above it is considered that the development meets national and local planning policy.

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Highways and Parking

6.21 A Transport Statement was prepared by Mode Transport Planning in June 2024. The report notes that the site lies close to the Wythenshawe Park and Moor Road Metrolink stops, a number of bus stops on Moor Road and Wythenshawe Road together with advisory cycle routes in both directions. Pedestrian crossing points are also located close to the site.

6.22 The report notes that vehicular access to the site will be amended with the creation of a priority junction with Moor Road to replace the existing private driveway. The proposed access junction will include a 6.5m wide carriageway and 0.3.m kerb radii at the bell-mouth. The required visibility splay of 2.4m by 43m is achievable. The proposed access junction will include an uncontrolled pedestrian crossing along Moor Road, comprising dropped kerbs and tactile paving.

6.23 A stage 1 Safety Audit has been completed which has confirmed that there were no items of concern regarding the safety of the scheme.

6.24 Three car parking spaces are to be provided including 2 EVCP. In addition, secure, covered cycle parking is to be provided for 18 cycles for staff, residents and visitors.

6.25 The report notes that there are no specific parking standards for the proposed use and therefore an assessment should be made on the basis of the operator need and other supporting information. Manchester Homeless Service advise that there will be a maximum of 3 staff on site at any one time managing the premises together with occasional professional and support staff. Further, that residents are highly unlikely to own a car.

6.26 The sustainable location of the site should be emphasised. It is expected that many of the staff, visitors and residents will arrive at the site by tram, bus, by foot or bike. Therefore, the proposed level of parking is justified and would meet the anticipated demand.

6.27 The report also notes that the development would generate a very low number of vehicular, cyclist, pedestrian and public transport user movements during both the AM and PM peak hours. The proposed development will generate 3 two-way vehicle trips during the AM peak hour and 4 two-way vehicle trips during the PM peak hour. This equates to 1 trip every 15 to 20 minutes on the local highway network. It can therefore be reasonably concluded that the proposed development will have negligible traffic impact on the local highway network.

6.28 The proposed development makes provision for appropriate levels of parking and traffic generated from the site can be readily accommodated without harm to the highway network. The development is sustainably located and accessible by means other than the car. As such the development accords with national and local planning policy (T1 and T2). The report concludes that there is no highways or transport planning reasons which prevent the application from being approved.

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Trees and Landscaping

6.29 The site does not include any trees. There are some trees on the boundary, along with shrub planting but these are not affected by the development.

6.30 The landscape proposals set out on the site plan include 8 new trees, new hedgerow, an area of wildflower meadow planting and shrub/herbaceous planting. This will greatly enhance the appearance of the site and contribute towards enhancing biodiversity.

Ecology

6.31 JCA Ltd undertook a Preliminary Ecological Assessment (PEA) in February 2021, the results of which were used in the preparation of an Ecological Impact Assessment (EcIA) in August 2024.

6.32 The PEA consists of a desktop study and Extended Phase 1 Habitat Survey and was used to inform the EcIA. The results of the PEA showed that there are a variety of habitats including ruderal vegetation, trees, native hedgerow, mixed scrub and built up areas and gardens.

6.33 In addition, the report noted that the hedgerows have the potential to support nesting birds and that site generally has the potential to support roosting, commuting and foraging bats together with foraging and commuting hedgehogs.

6.34 A Bat Emergence and Re-entry Survey Report was completed by JCA Ltd in November 2022. No bats were observed to emerge from or renter the surveyed building with evidence of commuting and foraging activities suggesting a low activity level in this area of the site. Recommendations were made with regard to sensitive lighting proposals to minimise the impact on local bat populations near to the site.

6.35 A further bat survey has been commissioned and the results will be submitted during the determination of the application.

6.36 The EcIA provides an assessment of the impact that the development will have on the biodiversity of the site. It notes that all natural habitats other than the hedgerows and mixed scrub will be lost as a result of the development. Whilst it is acknowledged that there may be some impact on birds, bats, badgers and hedgehogs these can be avoided or mitigated with appropriate measures and that the development is not anticipated to result in any significant adverse residual effects to important ecological features.

6.37 The proposed development includes 8 trees, species rich grassland planting, mixed scrub and hedgerow planting.

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6.38 The BNG metric report confirms that the proposed development will result in a loss of 0.7854 BU for habitats and 0.04 BU for hedgerows. The proposed planting will mitigate some of these losses and will result in a net loss of -0.4075 habitat BU, equivalent to a net loss of -51.31% and a net gain for hedgerows of +0.0564 BU, equivalent to a net gain of +28.79% delivering in excess of the 10% hedgerow requirement.

6.39 Discussions with officers from the Council have confirmed that whilst there will be a net loss of habitats at the site, they consider that the loss is not significant and that a condition can be imposed (should planning permission be forthcoming) to ensure that appropriate off site mitigation is provided on nearby Council owned land. The details of the required off site habitat creation will be agreed during the determination of the application.

6.40 Clearly the erection of a new building on a currently underused site, former garden, within the urban area will have an impact on the ecology of the site. However, the site is of low ecological value and new planting and habitat creation measures are proposed.

6.41 Given the above, it is considered that the policy requirements of the NPPF and policy EN15 of the Core Strategy have been met.

Residential Amenity

6.42 The proposed building has been carefully designed to protect the amenity of adjoining residents. The proposed building will be 24m from the rear of properties on Wythenshawe Road to the north and 22m from the 2 storey element of 6 Moor Road. The distances to the bungalows to the south are closer and range between 9 – 15m in places however, careful consideration has been given to the design of the building to minimise its impact on the occupiers of these properties.

6.43 The footprint of the proposed building on the southern elevation is variable. The closer distances between the proposed building and the bungalows are for limited sections only. Furthermore, the roof design is hipped with the ridge positioned away from the properties thereby reducing the massing of the roof. The building also includes oriel windows at first floor and translucent film up to a 1.6m high which will prevent views towards the bungalows.

6.44 It is also relevant to note that the rear boundary to the bungalows is marked by a substantial fence (c.2.5m) which affords privacy for the occupiers. Additional planting is proposed in this location to further screen and soften the appearance of the development.

6.45 The Manchester Design Guide allows for flexibility in the application of privacy distances noting that the 20m guidelines can be restrictive and a reduction may be appropriate in certain scenarios including where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.

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6.46 The proposed development meets these requirements and through the positioning of the building and use of creative window design, it is considered that the proposed development will not give rise to issues of overlooking nor have an overbearing impact on adjoining occupiers. On this basis it is considered that the development is consistent with policy DM1.

6.47 At the drop in event, residents raised concern regarding potential noise and disturbance and the occurrence of undesirable activity at the site from the occupiers of the new building. Manchester City Council Homelessness Services have set out clearly in the Accommodation Management Statement how the building will be managed which is in line with other homeless accommodation they are responsible for.

6.48 Management measures include the provision of 24 hour staffing, CCTV, restrictions on access arrangements and the requirement for residents to complete a license agreement on occupation to ensure residents comply with the code of conduct. Importantly also, the Council are keen to develop a good working relationship with local residents and will encourage regular dialogue about any concerns which residents may have.

6.49 The proposed use is appropriate within a residential area. The building will be appropriately managed which will ensure that there are no issues regarding loss of residential amenity.

Other Technical Considerations

- ***Crime Impact Statement***

6.50 The proposed development has been reviewed by Greater Manchester Police 'Design for Security'. The report considers that scheme is acceptable subject to assurances regarding three matters which can be readily addressed:

- The rear of the site will be securely enclosed;
- The use of the car park will be strictly controlled to avoid mis-use; and
- Entry to the building and around the site will be controlled and monitored.

6.51 Additional technical reports have been commissioned and will be forwarded shortly to support the application. The reports will consider the proposed development against relevant standards and planning policy. The reports include the following:

- ***Ground Investigation;***
- ***Energy And MEP Strategy Statement for Planning;***
- ***Flood Risk and Drainage; and***
- ***Biodiversity Enhancement Plan.***

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7 Summary and Conclusions

7.1 This Planning Statement is submitted in support of a full application for the demolition of the existing dwelling and the erection of a new building to provide short term accommodation for homeless families in the south Manchester area.

7.2 The application proposal will deliver a range of benefits:

- Compliance with the Council's housing strategies which seek to prevent homelessness in Manchester and which are important material considerations. The scheme would also help meet the Council's duties under the Housing Act 1996 (as amended by the Homelessness Reduction Act 2017) to provide accommodation for the homeless. The purpose-built unit will provide short-term accommodation (likely to be for a maximum of a 3 month period) for families on the Council's homeless register.
- Fulfil an acute and growing demand for high quality short-term homeless accommodation and avoid inappropriate placements in B&Bs and out of city locations.
- Provide significant cost savings for the Council through avoiding the placement of families in B&Bs and hotels.
- Provision of a bespoke building which meets the specific needs of the residents providing a secure, supportive and welcoming environment to live while they await a long-term housing placement.
- Efficient use of an underused urban site which is sustainably located and ideally placed to serve the needs of the community.
- Creation of new jobs during both the construction phase and as part of the future operation of the facility.
- Construction of an energy efficient building which meets sustainable objectives of reducing carbon emissions.
- A building of a scale and design that complements the surrounding residential development and protects the amenity of the occupiers of adjoining properties.

7.3 We consider that the application accords with all relevant policies in the adopted development plan and that there are no other material considerations which would justify refusal.

7.4 The proposal represents sustainable development for the purposes of the definition set out the NPPF. As a result, paragraph 11 of the NPPF requires that the presumption in favour of sustainable development be applied and that the application be approved without delay.

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Appendices

Appendix 1 – Consultation Leaflets

Appendix 2 – Feedback Form

Appendix 3 – Example Homelessness Service Property License Agreement

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8 Moor Road, Wythenshawe

CONSULTATION LEAFLET



Introduction:

Sumo Developments Ltd are soon to submit a planning application to build a two-storey apartment building at Moor Road, Wythenshawe. Once constructed the building will be leased to Manchester City Council to provide short-term temporary accommodation for homeless families. It will also secure a longer-term housing solution for the City Council.

This leaflet tells you more about the proposal. We welcome your comments on the scheme and invite you to attend our drop in event on Wednesday 13th March 2024 from 4pm to 7pm at Brookland's Dixon Academy where Manchester City Council Homelessness Service staff will be present to answer any queries.

The Proposal:

The proposed development comprises the demolition of the existing dwelling and the construction of a new purpose-built two-storey building. The building will provide temporary accommodation for homeless families awaiting more permanent housing.

A total of 19, two and three bed apartments are proposed, each with their own lounge, kitchen and bathroom facilities. There will also be a 24-hour manned reception area, with a maximum of 3 staff on site at any one time. Access into the building and each accommodation unit will be secure.

The building is designed to be in keeping with the scale and character of the other residential properties in the area. It will be finished in brick with a tiled roof, similar to the neighbouring houses. The building has been carefully designed, with features such as angled windows and obscure glazing, to ensure that there will be no loss of privacy to adjoining properties.

A total of 9 car parking spaces are proposed to the front of the building, including 2 electric vehicle charging points and 1 disabled space. Cycle parking will also be provided. The site is to be landscaped and will include outside amenity space for residents. The building will be designed with energy efficiency measures to reduce carbon emissions and PV panels on the roof.

We aim to submit a planning application in April 2024. Subject to planning permission be granted, it is intended that works will start in October 2024 and that the new facility will open by the end of 2025.







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SUMO

About the Site:

The site comprises an existing dwelling and large garden. It is in an accessible location within a largely residential part of Wythenshawe, just northeast of Altrincham and between Sale and Northenden.

The site is well served by local amenities, with shops, schools and amenity spaces all within walking distance. It is accessible for tram, bus and cycle users.





User Profile:

The proposed facility will support families with children who have become homeless, to prevent these people having to stay in unsuitable bed & breakfast accommodation while they await more permanent housing.

All residents will have to sign the Council's Tenancy Agreement which sets out a code of conduct which residents must abide by.

Visitors to the premises will be strictly monitored and limited to professionals and Homelessness Service Staff.





Further Information and Your Views:

If you have any questions on these proposals or would like to make comments about the scheme before the application is submitted, please do get in touch. You can:

- Attend our community consultation / drop in event on Wednesday 13th March 2024 from 4pm to 7pm at Brookland's Dixon Academy (located within Brooklands Library), at the junction of Moor Road and Altrincham Road; or
- Email us at info@qaplanning.co.uk;
- Write to us at Q+A Planning Ltd, Tribeca House, 25 Dale Street, Manchester, M1 1EY.

Please ensure comments are received by 22nd March 2024.

8 Moor Road, Wythenshawe

Introduction

Sumo Developments are soon to submit a planning application for the erection of a new building at 8 Moor Road to provide short term, temporary accommodation for homeless families. When constructed the building will be leased to Manchester City Council.

In March of this year, a community engagement event was held to discuss the proposals with residents. A number of concerns were raised regarding the position of the building, the scale of the development and privacy issues. As a result, the scheme has been significantly amended and details of the revised proposals are presented within this update leaflet.



The Proposal

The development includes 16, two bed, self- contained apartments. There will be a 24-hour staffed reception area. A maximum of 3 staff will be on site at any one time. Access into the building will be securely managed.



The building has been designed to reflect the character and scale of nearby properties. It will be constructed in brick with a tiled roof. A total of 3 car parking spaces are proposed which are sufficient to meet the needs of the facility. An accessible space, EV charging points and cycle parking spaces will also be provided. The building will be designed with energy efficiency measures to reduce carbon emissions and include Solar PV panels on the roof.

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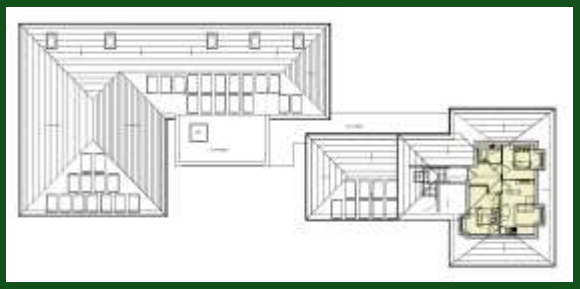
SUMO DEVELOPMENTS

Amendments to the Scheme

The changes include the following:

- Reduction in the number of apartments from 19 to 16.
- Reconfiguration of the building to reduce the massing of the development by creating two, two storey buildings linked by a corridor at ground floor.
- Restricting accommodation in the roof space to the front part of the building only.
- The building has been moved away from adjoining residential boundaries.
- All windows at first floor now have angled windows limiting views to adjoining properties and the rear of the site. Also windows on the southern elevation include translucent film. These measure will ensure that there is no overlooking and loss of privacy.
- Reduced parking provision to better reflect the needs of the occupier and allowing increased amenity space throughout the site.
- New tree planting and soft landscaping is proposed which will soften the appearance of the development and increase the biodiversity at the site.







Timescale

We aim to submit the planning application mid August. Subject to planning permission being granted, it is intended that works will start by the end of the year and that the new facility will open by the end of 2025.



Further Information

Once the planning application has been submitted, there will be opportunities to view and comment on the proposals via the Council's online planning pages.

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SUMO DEVELOPMENTS

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SUMO DEVELOPMENTS

YOUR SAY

We would love to hear your views on this exciting proposal. Please take the time to fill in the form below.



Do you support the proposals for the construction of a new building to provide temporary accommodation for the homeless at 8 Moor Road, Wythenshawe?

Yes	
Yes - with reservations	
No	

Do you have any additional comments?

Name	
Address / Postcode	
Email	

Thank you for taking the time to respond. Your views are very important to us.

The proposals will be the subject of further consultation by Manchester City Council when the planning application is formally submitted. In the meantime, your comments can be made in the following ways:

- In person at the exhibition
- In writing to: **Q+A Planning, Tribeca House, 25 Dale Street, Manchester M1 1EY**
- By email to: **info@qaplanning.co.uk**

Thank you

LICENCE AGREEMENT

Self-contained Accommodation

This is a legal agreement between you and [ ] City Council ("the Council"). It describes your rights and responsibilities and the rights and responsibilities of [ ] City Council.

You and the council must keep to the rules in the Licence. Read them carefully, if you break the rules the council may end the agreement and you will have to leave. You might not be offered anywhere else to stay.

The agreement covers your stay in shared housing. It does not make you a tenant of the accommodation (either secure or non-secure).

This agreement covers accommodation at:

(the 'Premises')

It is between [ ] City Council and:

The licence is subject to the conditions found below, and by accepting this Residential Licence Agreement you will be confirming that you agree to the following terms:

You should sign below when you have read this agreement. If there is anything that you do not understand, please ask a member of staff. You can also seek advice from the Citizen's Advice Bureau.

I understand and agree to the conditions in this agreement

Signature ……

Date ……

1. COUNCIL'S RESPONSIBILITIES

1. The Council has reason to believe that you are homeless or threatened with homelessness.
2. We will provide accommodation for you at the Premises.
3. The Premises provides accommodation for …. People. The Premises contains its own kitchen and bathroom facilities.
4. We can end your licence if you break or ignore the rules in this licence agreement.
5. We can move you to other temporary accommodation at any time during this licence. You will not have exclusive possession of the Premises.
6. We can ask you to change accommodation for any reason.
7. We may serve any notices upon you by delivering them to the premises, by hand delivery or by post.

2. YOUR RIGHTS

1. This Licence does not create a tenancy in respect of the Premises.
2. **This Licence does not give you any security of tenure.**
3. This Licence is only permission to occupy the Premises at the Council's discretion and can be terminated by the Council in accordance with the provisions in the Licence.
4. No licence fee is payable in respect of your occupation of the Premises.
5. A licence granted otherwise than for money or money's worth is known as an "excluded licence." **Excluded occupiers can be lawfully evicted without the Council obtaining a possession order.**
6. You will not have exclusive possession of the Premises. In order to manage the Premises, it is necessary for us to retain possession and control of the Premises.
7. The Council can move you to other temporary accommodation at any time during your occupation for example because of particular problems in the Premises, or because the Council needs to empty the whole of the property to complete major repairs, or if more suitable accommodation is identified.
8. You will get keys for the Premises, for the outside doors and for any cupboards you need access to. You must look after these keys and tell a member of staff if you lose them. If you do lose them, you will have to pay for a new set of keys.
9. You should take all your belongings with you when you leave the Premises. If this is not possible, tell a staff member or your new address before you go. We will write to you there to ask you to collect your belongings. If you do not collect them within 7 days, we will dispose of them. If we do not have your new address we will make every effort to trace you but will dispose of your things if you do not collect them within 7 days.
10. Under the General Data Protection Regulation the Council will allow you access to personal information it holds about you, so that you can check it and, if necessary, correct it. If you wish to look at this information, you will be asked to provide identification.
11. The Council will deal with any personal information that it holds about you in accordance with its current Privacy Statement. The Council may use information that it holds about you and share it with other organisations for the purpose of the prevention and detection of crime, including fraud, and the protection of children and vulnerable adults.

3. YOUR RESPONSIBILITIES

1. You must occupy the Premises as your only or principal home.
2. You must maintain the property, fixtures and fittings, the furniture, household equipment and bedding listed in the inventory in good condition.
3. You must report any faults or damages immediately to a member of staff.

4. You must pay for the repair or replacement if damage or loss is caused deliberately by your own neglect.
5. You must allow council workers or people sent by the council, agencies, the landlord of the Premises, cleaners or maintenance providers into your room to inspect and carry out repairs and maintenance. In an emergency we will need immediate access.
6. You must not repair or alter any part of your room or the Premises without written permission. This includes the building itself, the décor, fixtures and fittings. Never tamper with the smoke detectors or any other safety equipment installed at the Premises.

4. YOUR BEHAVIOUR

You agree:

1. to conduct yourself in a manner which does not disrupt or interfere with the peaceful residency of other licensees or members of the local community or to cause them or others nuisance or annoyance;
2. not to have or invite any visitors to the Premises;
3. not to do anything in the Premises which is illegal or immoral or use the Premises for any illegal purpose;
4. not to distribute, use or take part in the use & distribution of illegal drugs & substances.
5. not to block or put noxious or damaging substances into the sinks, baths, lavatories, cisterns, or waste or soil pipes in the Premises or allow them to overflow;
6. not to leave the entrance doors of the Premises open or change any of the locks of the Premises or have any duplicate keys made;
7. not to commit any form of threat or harassment to others nor commit any act which causes harm to others;
8. not to cause any noise which, if made within the Premises can be heard outside of those areas;
9. not to keep or allow any animal, bird, insect, fish or reptile at the Premises;
10. to observe any reasonable request from other licensees, occupiers, members of the local community, the council workers or people sent by the council to control excessive noise or behaviour;
11. to cook only in the kitchen and never leave any item on/in the cooker unattended;
12. You and they must not interfere with security and safety equipment in communal blocks – you must co-operate with staff by keeping to the safety rules:
13. Do not prop open fire doors or make a fire hazard in your room (by putting furniture against the door for instance);
14. Do not tamper with fire alarms, extinguishers or smoke detectors;
15. Get out and stay out of the building when a fire alarm sounds (unless staff tell you it is only a test): only return when someone from the fire brigade tells you it is safe;
16. not to hold any television in the Premises without holding a television licence and obtaining the prior written consent of a staff member;
17. to observe any reasonable rules which the council staff may issue from time to time which prohibit activities or actions which would cause a breach of the conditions in section

You agree not to:

1. smoke anywhere within the Premises;
2. generate any unpleasant smells;
3. have any visitors at the Premises;
4. conduct any business from the Premises and to use it in any way other than as residential accommodation;

5. bring into or store in or on the Premises firearms, offensive weapons, pyrotechnics (fireworks, flares, etc.), candles, hookah pipes, any type of heater or any article, substance or liquid which is of a dangerous combustible nature;
6. use a fire escape or connecting fire door for any reason other than their intended use in case of fire or threat of fire;
7. use in any part of the Premises any high-powered audio equipment, including mixing decks;
8. go onto any part of the roof or roof voids, equipment room or cupboards or staff-only areas;
9. erect any external wireless or television aerial or satellite dish;
10. obstruct any means of access within or to the Premises; and
11. bring into the Premises any animal, bird, insect, fish or reptile unless the animal is an aid for a person with a disability. You must notify a staff member in advance if an assistance animal is needed as adjustments may need to be made to accommodate it. You will be responsible for its proper care and control and any damage or nuisance caused.

5. USING THE PREMISES

1. You must keep the Premises clean and tidy. We will check the Premises and the fixtures and fittings every week.
2. You are responsible for your own personal possessions and valuables.
3. You must not put in furniture, appliances or additional services without written permission.

6. YOUR RESPONSIBILITIES TOWARDS OTHERS

1. You must not cause a nuisance, annoyance or disturbance to any other person. You, and they, must not harass any other person. This also includes using, encouraging others to use or selling illegal drugs.
2. You must not inflict violence or threaten violence against any other person. You must not harass or use mental, emotional, sexual abuse to make anyone who lives with you leave the Premises.
3. You must dispose of all household refuse responsibly and use bins appropriately.
4. You must not keep or use bottled gas, paraffin, petrol or any other dangerous material in your room or communal areas of the Premises. Candles, naked flames and incense sticks may not be used anywhere in the Premises.

7. SUPPORT

1. The Premises is temporary supported accommodation and you must engage with the agreed programme of support. This includes attending support sessions as agreed with the Accommodation Support Worker.
2. You must attend and appropriately engage in all meetings, both with Council staff and support workers, as well as outside agencies (including but not limited to the Probation Service) that are intended to assist you with various support services.

8. ENDING THIS LICENCE AGREEMENT

1. You can treat the Premises as your home, but if you break the rules we can ask you to leave. The reasons why we might ask you to leave **immediately** include (but are not limited to):

- Harassing anyone because of their age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation
- Deliberate damage or vandalism
- Repeated nuisance by you, or your visitors, to other residents or staff
- Violence or threatening behaviour by you, or your visitors, to other residents or staff
- Theft from other residents, staff or visitors
- Not observing the fire regulations
- Behaving in a way that puts other residents, staff, visitors or service-users at risk, or endangers their lives or property
- Possessing, selling or encouraging the use of illegal drugs
- Using the Premises for illegal purposes

2. We can also ask you to leave if:
   - You do not use the Premises as your home
   - We have checked your circumstances and decide the council is not responsible for rehousing you
   - You refuse to take the council's offer of a permanent home
   - You break any of the rules in this agreement
3. The Licence Agreement can be terminated by the Council upon giving you at least 7 days' notice in writing. If you should fail to vacate the Premises following the service of such notice, you will be evicted from the Premises without further notice**. Please note that a Court Order is not required to remove you from the Premises.**
4. You may terminate this Licence Agreement at any time by giving 7 days' notice in writing.
5. The notice will be posted to, or left at the Premises or given to you personally. If the Council needs to send you any other legally required notice the Council will follow the same procedure.
6. You should take all your belongings with you when you leave the Premises. If this isn't possible, tell a staff member your new address before you go. The Council will write to you there to ask you to collect your belongings. If you don't collect them within one month the Council will dispose of them. The Council will dispose of your things if you do not collect them within 28 days.

Any notice (whether in proceedings or otherwise) may be served on the **XXXXXXXXX** Council by sending or delivering it to:

XXXXXXXXXXXXXXXXXXX