

# **Planning Statement**

Proposed Purpose-Built Student  
Accommodation (PBSA) development at 466-  
472 Moss Lane East, Manchester

November 2022

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# 1. Introduction and Context

- 1.1 This Planning Statement has been prepared by Turley on behalf of CS Moss Lane East Limited ('The applicant'). It is submitted in respect of the full planning and listed building consent application for the development of a purpose-built student accommodation ('PBSA') scheme comprising 261 no. bedrooms including conversion of the listed building at 466-472 Moss Lane East, Manchester ("the Proposed Development").
- 1.2 This statement is intended to assist Manchester City Council ('the Council') as the Local Planning Authority ('LPA') in determining the application, by providing an evaluation of the Proposed Development against relevant planning considerations. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the statement considers the conformity of the Proposed Development with the Local Development Plan and the weight to be applied to other material planning considerations.

## **The Applicant**

- 1.3 CS Moss Lane East Limited is a group company of Cityside, which is a privately owned forward-thinking property development company driven by a passion for great design, regeneration, sustainable place-making and community cohesion. Cityside believes that amazing spaces contribute to forming even greater places, and seeks to deliver sustainable development with measurable positive impacts on local communities. Cityside thus engages with local Councils, communities and stakeholders early on in the planning process.
- 1.4 Cityside is a hub for partnership and innovation, creating successful developments through collaborative relationships with established strategic partners. Cityside works with other like-minded innovators to achieve the best possible outcomes on every development, working very closely with its funding partners to align incentives. Cityside aspires to set new standards of excellence and is a business here for the long term.

## **Context and Need for Development**

- 1.5 The Proposed Development responds to a pressing and overwhelming need for the provision of high quality, managed PBSA stock in the city, resulting from several years of under provision set against the backdrop of the expansion in the city's student population. This is a critical and multi-faceted issue for the city:
- It is increasing rents in the private rental sector as students are occupying family homes and private rental stock in and around the city centre, preventing working households from occupying these dwellings and compromising the cohesion and social sustainability of affected communities;
  - It is starving the city of Council Tax revenue due to high levels of exemptions arising from students occupying dwellings which would normally attract Council Tax income;

- It has an adverse impact on the city's ability to attract students, reducing its competitiveness in a global higher education market;
  - Could result in the provision of PBSA in sub-optimal locations (in terms of student wellbeing and sustainable transport patterns) away from the main university campuses as developers look to take advantage of the under supply through securing consent via appeal
- 1.6 The Proposed Development seeks to respond to this, providing additional PBSA provision in a highly sustainable location close to the universities and where it can positively support the shared vision for the Oxford Road Corridor as the knowledge-based economic focus of the city, underpinned by the universities and their long-term success.
- 1.7 The Site represents the optimum location for additional PBSA in this regard, reflected in the scheme having the support of the University of Manchester (UoM). This will be secured through use of an under-utilised brownfield site and securing the sensitive conversion of a listed building and therefore its long-term productive use. A variety of high-quality accommodation is proposed which has been designed to respond to the needs of the Manchester market, with student well-being and the promotion of community within the development at its heart.
- 1.8 The Proposed Development achieves this in a manner strikes the right balance between ensuring efficient use of the site, reflecting its highly sustainable location and through a strategy of densification, whilst respecting its setting and the more domestic scale of development which characterise the built form to the west of Oxford Road.

### **The Need for PBSA in Manchester**

- 1.9 Manchester has the third highest number of full-time university students of any UK city after London and Birmingham, totalling 71,380 in the year 2020/21, an increase of some 17% over an 8 year, with the number of non-UK students increasing by 28% since 2012/13<sup>1</sup>.
- 1.10 In terms of PBSA supply, there is presently estimated to be some 26,830 bedspaces available in Manchester, with less than 2,500 bedspaces added to the market since 2018. PBSA is concentrated along the Oxford Road Corridor which lies adjacent to the application site.
- 1.11 The relative lack of PBSA development over recent years means that there are few high-quality PBSA bedspaces available in the city: just under 1 for every 2 students. A large number of students reside in Houses in Multiple Occupation (HMOs). In 2019/20 that is estimated to have stood at 20,175. There is also an increasing incidence of student households occupying city centre apartment schemes, designed and built for working households, in light of the lack of PBSA provision in the city.

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<sup>1</sup> Market Demand Report prepared by Cushman and Wakefield, contained within **Appendix 5** of this statement

- 1.12 It is anticipated that the City's student population will continue to grow over the coming years, and when using either a 1.5% or 3.2% growth rate per annum the number of students unable to access PBSA would increase to 37,297 by 2029/30.<sup>2</sup>
- 1.13 The above highlights a pressing need for PBSA in Manchester in order to provide high-quality, safe and accessible accommodation for the city's student population, whilst releasing pressure on traditional housing stock and potentially facilitating its use as family accommodation. It is within this context that this application is made to the Council.
- 1.14 Further there are a finite number of sites which can accommodate new PBSA development, reflecting that such accommodation needs to be located close to the main university campuses and students' place of study. The area of search for new PBSA sites is therefore tightly drawn to the Oxford Road Corridor and its immediate hinterland.
- 1.15 Reflective of this position, and the locational qualities of the site in relation to the main higher education campuses in the City, the UoM has provided its support for the Proposed Development following several rounds of engagement to discuss the design of the proposals and potential pricing of the accommodation (See support letter at **Appendix 2**).

### **The Proposed Development**

- 1.16 The Proposed Development concerns 0.19ha of land at 466-472 Moss Lane East which is bounded by Heald Place to the east, Heatherway to the south and Parkfield Street to the west. Whitworth Park is located opposite Moss Lane East to the north. The Site currently comprises two detached buildings, the westernmost being Grade II listed with gardens and parking located to the rear.
- 1.17 The Site lies adjacent to the defined Oxford Road Corridor which provides the focal point for the City's universities and wider knowledge-led economy. There are a number of large PBSA buildings within the vicinity of the site on both Oxford Road and Moss Lane East. Towards Oxford Road there is a varied but highly-commercialised character whereas to the south and west of the Site the area is primarily characterised by residential uses and terraced properties.
- 1.18 The Proposed Development would see the non-listed building on site demolished and replaced by a nine-storey 'L-shaped' PBSA building. This would be linked to the listed building at ground floor level which would be retained and converted.
- 1.19 There would be in total 261 bedspaces provided alongside a range of communal facilities for future occupiers and external amenity areas at ground level. The scheme would be a car-free development and incorporate a range of sustainable features and benefits to mitigate the impacts on the listed building and its setting.
- 1.20 The Proposed Development is described as follows:

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<sup>2</sup> The number of students unable to access PBSA accommodation is calculated having regard to existing supply and that within the development pipeline.

Full Planning application for the *“Demolition of 470 – 472 Moss Lane East and erection of a building of up to nine storeys in height for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with associated landscaping, access and cycle parking”*

Listed Building Consent application for *“Internal and external alterations and extension, in the form of a ‘link building’ to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation.”*

## Community Consultation

- 1.21 The National Planning Policy Framework (NPPF) encourages developers to engage with local communities prior to submitting planning applications. In particular paragraph 39 of the NPPF states:

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”*

- 1.22 The applicant has carried out a range of consultation exercises prior to submission of the application, with both the local community and Ward Councillors. The Proposed Development is situated adjacent to the boundary of the high-density Oxford Road corridor and the suburban areas of Moss Side, it has therefore been especially important to the applicant to provide local residents the opportunity to voice their opinion on the proposals.
- 1.23 Through discussions with Moss Side Ward Councillor Mahadi Sharif Mahamed, it was agreed that a ‘door knocking’ exercise and leaflet drop would be the most appropriate method of consultation within the locality. The information leaflet prepared by the applicant is contained within **Appendix 4** of this statement.

**Figure 1.1: Community consultation zone, highlighted in yellow**



- 1.24 The applicant visited properties within the area highlighted and posted the information leaflet containing a dedicated email address where residents were not available. No emails were received, however 10 residents fed back on the day with all confirming that they supported the Proposed Development.
- 1.25 The main comments received during the consultation exercise focused on pre-existing car parking issues and litter. In response to these concerns, the Proposed Development is car-free and would feature a dedicated drop off point so as to not result in congestion during the operational phase.
- 1.26 As part of an extensive package of public benefits, including those delivered through the permission itself, the applicant wishes to engage in ongoing dialogue with the local community and Council with a view of contributing towards improvements to the public realm such as improvements to on-street parking arrangements and additional waste bins.

### **Pre-Application Engagement with City Council**

- 1.27 The applicant has engaged with Manchester City Council Planning Department on a number of occasions in the lead up to the submission of this application. Officers have welcomed the proposals in principle in recognising the need for PBSA development and the locational qualities of the site in this regard.
- 1.28 Conservation Officers at the Council have been briefed on the Proposed Development and a site visit conducted to review the proposals. No formal feedback has been provided at this stage, pending a full review of the planning application materials, detailed drawings and submitted evidence in relation to the listed building particularly.

### **Application Documents**

- 1.29 A list of the documents submitted in respect of the application is provided at Appendix 1. A review of relevant documents is provided within this Planning Statement. The list of submission documents has been agreed with Officers prior to the submission of the application.

### **Structure of Planning Statement**

- 1.30 The remainder of this Planning Statement is structured as follows:
- Chapter 2 (Site and Surroundings)
  - Chapter 3 (The Proposed Development)
  - Chapter 4 (Planning Policy Context)
  - Chapter 5 (The Strategic Case for the Development)
  - Chapter 6 (Analysis of Proposed Development – Technical Considerations)
  - Chapter 7 (Benefits and Conclusion)

## 2. Site and Surroundings

### Site Location

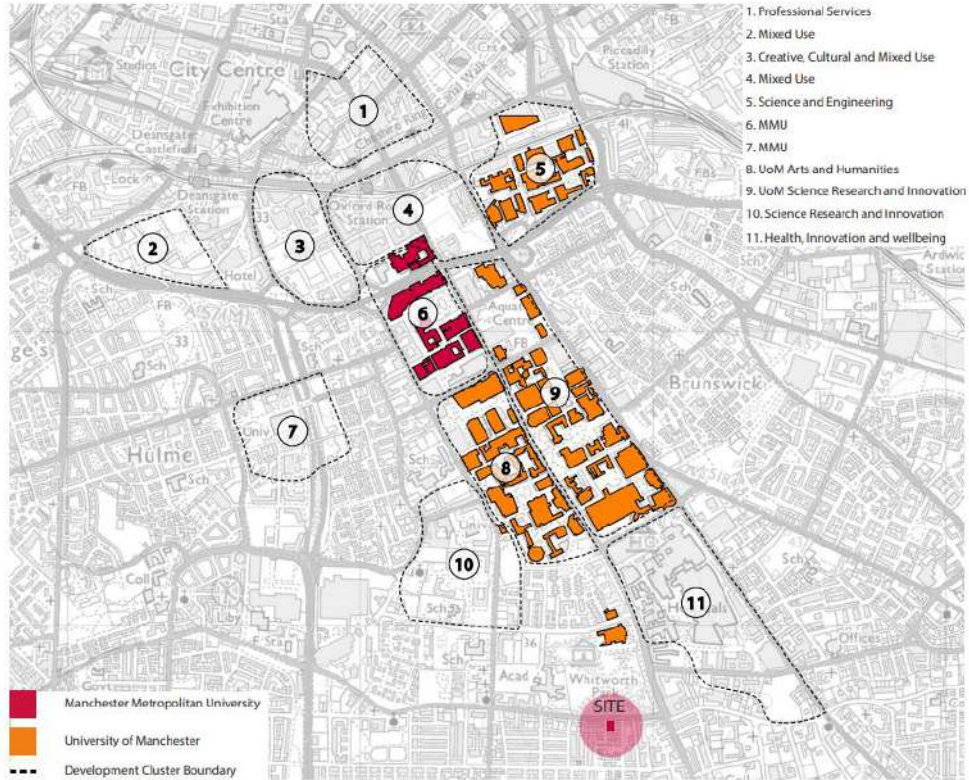
**Figure 2.1: Site Location Plan showing the Site within its immediate context**



- 2.2 The Site, located at 466-472 Moss Lane East, comprises 0.19ha of land and situated within the Moss Side area, south of Manchester city centre, opposite Whitworth Park. It is located approximately 150m west of Oxford Road. It is bounded by Heald Place to the east and Parkfield Street to the west.
- 2.3 Moss Lane East is a main road linking Oxford Road to Princess Road (E-W) and lined by a variety of uses including Manchester Academy High School, a number of religious institutions and the following student accommodation complexes:
- Ropemaker Court
  - Moss Court
  - Park View
- 2.4 Oxford Road leading into Manchester city centre bisects the University of Manchester's campus and towards the Site is characterised by medium rise mixed use development with active commercial uses at ground floor and student accommodation, namely iQ Wilmslow Park and Rusholme Place.
- 2.5 Oxford Road is the focal point for the two main universities in the City. It is a busy thoroughfare running from the southern gateway to the city centre down to Rusholme and Fallowfield south of the site. Most universities' activities and PBSA in the city are congregated around Oxford Road. Most students which do not live in PBSA (i.e. rely on the non-PBSA housing market to meet their accommodation needs) also live in

neighbourhoods adjoining the Oxford Road Corridor, including Hulme, Rusholme, Fallowfield, Ardwick, Victoria Park and Withington (See Figures 2.2 and 2.3).

**Figure 2.2: Site in relation to University Campuses and surrounding uses**



**Figure 2.3: Site in relation to surrounding PBSA development**



- 2.6 Within the immediate vicinity of the Site, a number of low-rise commercial uses adjoin the southern and southeast boundaries which feature blank elevations where they face on to the Site. The buildings include a garage, convenience store and community hall and separate the site from the frontages of three terraced properties on Heather Way.
- 2.7 Residential properties are located to the west of the Site along Moss Lane East. Whilst originally constructed as single dwellings many have been converted to self-contained flats and Houses in Multiple Occupation. There are no residential properties to the immediate east with the plot at the junction of Moss Lane East and Heald Place currently operating as a car wash facility, although a further student accommodation complex named Heald Court can be found nearby to the south.
- 2.8 There are no ecological designations within the vicinity of the Site. The Site does however contain one listed building (Grade II) with a number of listed buildings located within the vicinity along Oxford Road and within Whitworth Park.

### Site Description

- 2.9 The Site itself presently contains two detached buildings, the Italianate-fronted 466-468 Moss Lane East (also known as “The Beeches”) which is Grade II listed and proposed for retention and a later villa at 470-472 Moss Lane East which is proposed to be demolished. Both buildings are three storeys in height and have most recently been occupied as residential accommodation.

**Figure 2.4: Principal Façade of 466-468 Moss Lane East**



**Figure 2.5: 470 – 472 Moss Lane East**



- 2.10 The existing buildings are set back from Moss Lane East with a landscaped frontage including several trees. The majority of land to the rear of the buildings within the Site is occupied by hardstanding utilised as car parking.
- 2.11 The Site is partially shielded from view at ground level along Parkfield Street with a prominent brick wall whereas the Site's frontage on to Heald Place forms the primary vehicular access and features modern steel gates. There are a small number of trees located to the rear of the Site also.
- 2.12 The planning history relating to the Site is limited and, typical of the area, includes planning permissions relating to the subdivision of the buildings. Applications of relevance are listed in table 2.1 overleaf.

**Table 2.2: Previous planning applications relating to the Site and Surrounding Area**

| Application Reference           | Submitted | Status               | Description                                                                                                                                                                      |
|---------------------------------|-----------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Nos. 466-468</b>             |           |                      |                                                                                                                                                                                  |
| 102378/FO/2013/S1<br>(Planning) | May 2014  | Approved<br>Dec 2014 | "Creation of 4no. self-contained flats to create a total number of 16no. flats and installation of 9no. lightwells together with associated elevational alterations"             |
| 104043/LO/2013/S1<br>(LBC)      |           |                      | "Listed Building Consent for various internal alterations in connection with conversion of a basement into 4no. self contained flats"                                            |
| 064566/LO/SOUTH1/02             | Mar 2002  | Apr 2002             | "Listed Building Consent repair to a bay window of a listed building"                                                                                                            |
| F17763 (Planning)               | May 1982  | Jul 1982             | "Restoration and change of use of building from 14 bedsits to 12 self contained flats."                                                                                          |
| F17764/LB (LBC)                 |           |                      | "Listed Building Consent Restoration and change of use of building from 14 bedsits to 12 self-contained flats"                                                                   |
| <b>Nos. 470-472</b>             |           |                      |                                                                                                                                                                                  |
| 100055/FO/2012/S1               | Jul 2012  | Approved<br>Dec 2012 | "Change of use of basement to create three 1bedroom flats (providing 12 flats in total), installation of seven lightwells and the provision of three additional parking spaces." |
| F16927                          | Dec 1981  | Approved<br>Feb 1982 | "Change of use from house in multiple occupation to 9 self-contained flats and formation of a car park at the rear."                                                             |
| <b>Surrounding Land</b>         |           |                      |                                                                                                                                                                                  |
| 097177/FO/2011/S1               | Sep 2011  | Approved             | "Retrospective change of use from 7 x 2 bedroom flats to 17 bedroom hostel (sui generis)"                                                                                        |

|                     |          |                      |                                                                                                                                                                                                                                                                                                           |
|---------------------|----------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     |          | Jan 2012             | including elevational alterations, installation of an access ramp, car parking and landscaping.”<br>– 464 Moss Lane East                                                                                                                                                                                  |
| 065418/OO/SOUTH1/02 | Jun 2002 | Approved<br>Sep 2002 | “Outline application for erection of a 4 storey block of 16 4 bed student flats with associated car parking” – 480-490 Moss Lane East                                                                                                                                                                     |
| 067371/MO/SOUTH1/03 | Feb 2003 | Approved<br>Jun 2003 | Reserved Matters application details of siting, design and external appearance, means of access and landscaping for the erection of a four storey block of 24 students flats with associated car parking arising out of Outline Planning Permission ref:<br>065418/OO/SOUTH1/02” – 480-490 Moss Lane East |

### 3. The Proposed Development

3.1 The following chapter provides an explanation of the Proposed Development across the general topic matters of access, appearance, landscaping, layout and scale. Further detail with respect to the design ethos and evolution of the Proposed Development can be found within the Design and Access Statement (prepared by Carson Sall) submitted in support of the application.

3.2 The Proposed Development is described as follows, reflective of the two separate consents sought:

*Full Planning application for the “Demolition of 470 – 472 Moss Lane East and erection of a building of up to nine storeys in height for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with associated landscaping, access and cycle parking”*

*Listed Building Consent application for “Internal and external alterations and extension, in the form of a ‘link building’ to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation.”*

3.3 The Grade II listed 466-468 Moss Lane East would be retained and converted to PBSA accommodation with both residential units and communal areas such as studios and collaboration space.

3.4 The building would be linked to a new nine storey building, which would provide the majority of residential accommodation along with communal facilities including a lounge and cinema room at ground level. The existing building (Nos.470-472) would be demolished.

3.5 The proposed residential accommodation would comprise a mix of self-contained studio apartments and ‘cluster-flats’<sup>3</sup>. In total there would be 54 no. studio apartments and 29 no. cluster flats providing a total of 207 no. en-suite bedrooms. Externally there would be amenity areas provided at ground level.<sup>4</sup>

3.6 A range of high-quality amenity space is provided within the PBSA development, suited to socialising and study, promoting the development of a community amongst future residents.

#### Access

3.7 The Proposed Development would be ‘car free’: there would be no on site car parking provision reflecting the sustainability of the location relative to Oxford Road and the main university campuses.

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<sup>3</sup> Comprising en-suite bedrooms and shared kitchens/ lounges

<sup>4</sup> A total of 261 bedspaces would be created

- 3.8 The existing highway on Heald Place would be utilised as a pickup and drop-off point and also for waste collection. This is appropriately located to avoid congestion and minimise impacts on residents.
- 3.9 Pedestrian access to the development will be provided from Moss Lane (2 no.) Secondary points of access would be available via Heald Place for those using bicycles. Emergency access points to the rear of the building would provide access onto both Heald Place and Parkfield Street.

### **Appearance**

- 3.10 The Proposed Development would see the exterior of the listed building refurbished to a high standard in order that the key heritage of this building stand out and the building can be celebrated.
- 3.11 The new-build element would be of a contrasting modern appearance whilst drawing influence from the locality in terms of materiality. The building would be clad with a brick system which comprises earthen red and brown tones as is characteristic of much of the surrounding area. There would be variation to brickwork in terms of texture and scale in order to provide an animated and engaging façade.

**Figure 3.1: Proposed Development viewed from Whitworth Park**



**Figure 3.2: Proposed Development looking east along Moss Lane East towards Oxford Road**



### **Landscaping**

- 3.12 The Proposed Development would incorporate high-quality landscaping. To the front of the Site a number of existing trees would be retained and complemented by new planting, lighting and furniture. An internal landscaped courtyard would be provided to the rear of the listed building between it and the new-build element.

### **Layout (Internal and External)**

- 3.13 The listed building (No 466-468) would be retained and converted to PBSA use. The proposed works within the listed building are detailed in the accompanying Heritage Statement. The reconfiguration has been designed with the key principals of retaining as much separation between the two self-contained villas as is possible and a retention of historical divisions within the building where possible. The proposals will also require the insertion of an opening into the listed building in the east wing and a single interface between the listed building and the proposed new building at this point to allow access between the two.
- 3.14 The approach to the conversion of the listed building involves a sensitive intervention which seeks to retain, protect and reveal as many of the building's original features as possible.
- 3.15 No. 40-472 would be demolished. The proposed new building would be positioned to the east and south of the listed building with an 'L-shaped plan' broadly on the footprint of the existing building and car parking area.

- 3.13 The majority of communal areas would be located at ground level, although there would be some additional study spaces at first and second floor level within the listed building. Communal areas would include a resident's lounge, cinema and gym, amongst other amenities.
- 3.16 Cycle storage and bin storage would be located within the basement of the new-build element.
- 3.17 A full schedule of accommodation can be found within the supporting Design and Access Statement.

### **Scale**

- 3.18 The Proposed Development would vary from seven to nine storeys in height occupying a prominent portion of the Site either side of the retained listed building. The maximum height of the Proposed Development would be 28.4m AOD.
- 3.19 The Proposed Development would be block-like in form similar to the nearby Ropemaker Court PBSA scheme. Bulk and massing would be broken up by the aforementioned stepped design of the new-build element and through the use of detailing, depth and articulation to the facades.

### **Student Management**

- 3.20 A full Student Management Plan is submitted with the application which sets out the principles of how the Proposed Development will be maintained and managed. This has a focus on both ensuring the well-being and safety of occupants whilst ensuring that the day-to-day operation of the scheme does not have adverse impacts on the local community in terms of day-to-day comings and goings and particular move in move out days.

### **The Accommodation**

- 3.21 The Proposed Development includes a broad range of accommodation suited to the Manchester market and modern student expectations and which seeks to respond to the predominant need in qualitative terms. This includes 51 studio units, 3 accessible studio units, 9 6-bed clusters (54 beds), 7 7-bed clusters (49 beds) and 13 8-bed clusters (104 beds) providing 261 bed spaces in total.
- 3.22 Accessible studio rooms are typically sized at 20.9 sq m; studios at 17.4 sq m; cluster rooms (en-suite) 13.2 sq m and a shared kitchen/dinner (one per cluster flat) at 33.7 sq m. The University of Manchester is content that these sizes are appropriate for its students and reflect modern student requirements and expectations. It is also noteworthy that these typical room sizes are above most other PBSA schemes in the city, including the recently completed 'Artisan Heights' (Unite Students) at New Wakefield Street which opened in 2021 and providing c600 bedrooms.
- 3.23 Some 3.6 sq m of shared amenity space (internal and external) per bedroom is provided which is also significantly higher than the average scheme in the city. This space is integral to the development and is a key feature of the scheme to ensure

students have access to opportunities to socialise and to varied study space. This is critical to creating a sense of community within the development which is vital to the overall well-being of students living away from home.

- 3.24 A key focus of the scheme has been to ensure that the product on offer is accessible to the Manchester student market. Information has been exchanged with the University of Manchester regarding to rental levels and the university is content with the scheme in this regard (See **Appendix 2**). Providing a high-quality product at a price which students can afford is vital to ensure new PBSA stock in the city is able to offer a genuine alternative to students occupying non-PBSA residential products (including HMOs), of which there is a high incidence in Manchester. As noted, this inhibits working households from accessing such housing to the detriment of the local community, the City's Council Tax income and the affordability and availability of housing in the city.

## 4. Planning Policy Context and Evidence Base

- 4.1 This section of the Planning Statement outlines the key planning policies and guidance applicable to the Proposed Development. It provides the relevant context for the following sections that appraise the acceptability of the Proposed Development.

### **The Approach to the Planning Application**

- 4.2 Section 38A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require applications for planning permission to be submitted to the Local Planning Authority and determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 Therefore, the starting point for the consideration of any planning application is the Development Plan – what is the site allocated for and what do Development Plan policies say about the type of development being applied for?
- 4.4 The adopted Development Plan and other relevant material considerations include:
- The adopted Development Plan comprising:
    - Manchester Core Strategy, adopted July 2012
    - Manchester Proposals Map
    - Extant Unitary Development Plan policies adopted 1995 and alterations on various dates
    - Greater Manchester Joint Minerals Development Plan, adopted April 2013
    - Greater Manchester Joint Waste Development Plan, adopted April 2012
  - Other material considerations including:
    - The National Planning Policy Framework (February 2019)
    - Resolution of Manchester City Council Executive on PBSA (December 2020)
    - Greater Manchester Housing Strategy 2019 – 2024 (2019)
    - A Greater Manchester Vision for Housing (2019)
    - Greater Manchester Strategy (2017)
    - Corridor Manchester Strategic Spatial Framework (March 2018)
    - A Strategic Vision for Corridor Manchester (2015)
    - Guide to Development in Manchester Supplementary Planning Document (2007)
- 4.5 It is also important to recognise that material considerations will always include national policy set out in the NPPF, the significance of which is set out below.
- 4.6 The general approach to decision-taking is set out in Paragraph 11 of the NPPF:
- “c) approving development proposals that accord with an up-to-date Development Plan without delay; or*

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

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

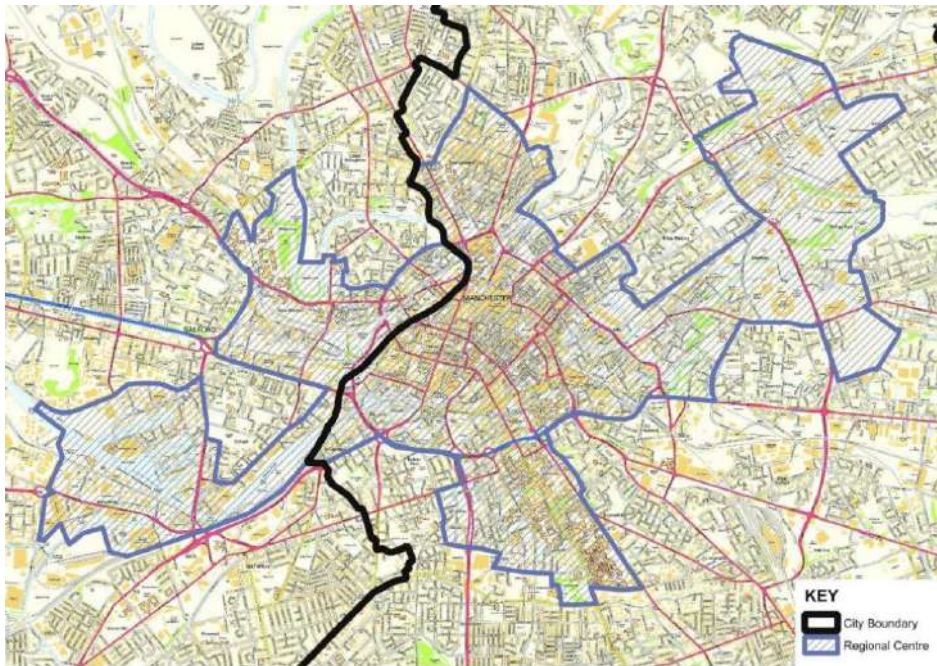
*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

- 4.7 The relevant policies of the Development Plan are up to date and are in conformity with the NPPF. This means that if the Proposed Development accords with the Development Plan, the ‘presumption in favour’ is triggered and planning permission should be granted without delay unless material considerations indicate otherwise.

### **Area Based Policies**

- 4.8 The application site is within Central Manchester (Core Strategy Policy EC8 and H5) and the Regional Centre (Core Strategy Policy EC3).

**Figure 4.1: Regional Centre Plan**



- 4.9 The relevant Core Strategy Policies are strategic land use policies with elements of development management principles for new developments. There are no restrictions or land use requirements within these policies that would inhibit PBSA at the application site.
- 4.10 Policy EC3 relates to the Regional Centre and confirms in respect of residential development:

*“Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.”*

4.11 Policy H5 in respect of Central Manchester also confirms:

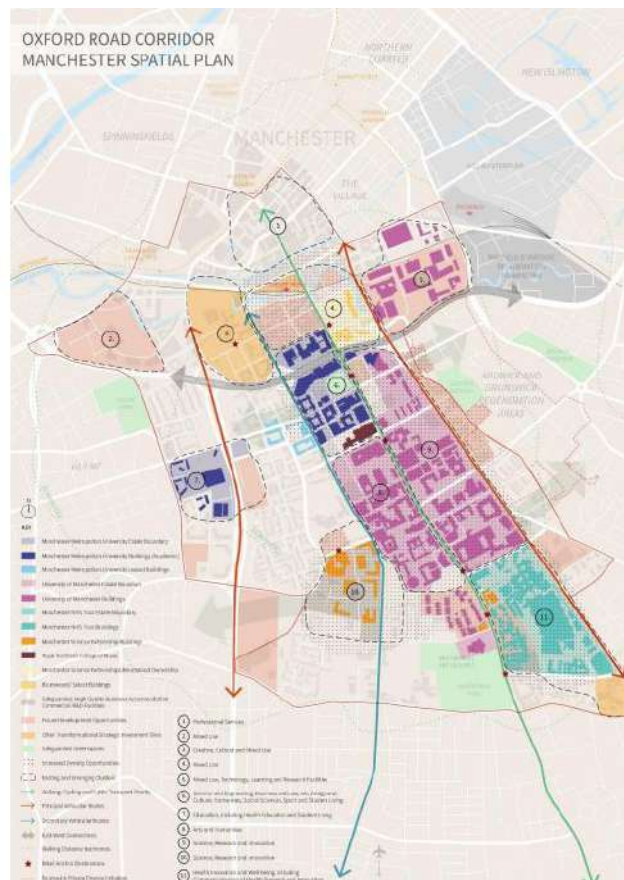
*“...High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.”*

4.12 In terms of the relevant development management criteria; Policy EC8 for example includes reference to the creation of a positive sense of place at the interface of the health and education institutions and the residential areas by using design and public realm.

### ***Oxford Road Corridor Manchester***

4.13 The site sits on the southern boundary of the defined ‘Corridor Manchester’ area; a strategically important economic contributor and a key growth area within the city. The extent of the Corridor is shown at Figure 4.2.

**Figure 4.2: Oxford Road Corridor Plan**



- 4.14 The Corridor Manchester Strategic Spatial Framework (2018) (SSFW) builds on this. This represents a long-term spatial plan for the Corridor based on recognition that there is an inadequate pipeline of space for businesses and institutions within the Corridor to properly grow and realise their potential. This is evidently a constraint to the realisation of the Corridor Manchester vision. The SSFW sets out the vision for the Corridor to become:

*“Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities”*

- 4.15 Providing the conditions for business and innovation to thrive is at the heart of the vision for the Corridor in seeking to capitalise on its favourable baseline position underpinned by the presence of the city’s two main universities.
- 4.16 The SSFW seeks to strengthen the Corridor as a place to live, visit and work for students and knowledge workers from across the world. The strategy recognises that for the area to continue to be successful there needs to be a focus on the development of a cohesive, inclusive area. The development programme plans to deliver over 4 million sq ft of high quality commercial, leisure, retail, and residential space.
- 4.17 Corridor Manchester already contains one of the largest higher-education campuses in the UK with over 70,000 students studying at the University of Manchester, Manchester Metropolitan University and the Northern College of Music. These educational institutions are world renowned and Manchester is recognised as a destination of choice for students across the globe.
- 4.18 Both the University of Manchester and Manchester Metropolitan University have put in place aspirational growth plans. This includes the University of Manchester’s proposed £1 billion capital investment programme which seeks to deliver the ‘world class estate’ needed to support its 2020 vision to be one of the leading universities in the world.
- 4.19 The concentration of students within the Corridor and its periphery is very evidently a key part of its success. It underpins and supports the research activities of the educational institutions, whilst the large population living, working and spending time in the Corridor give the area its vibrancy and contribute significantly to its large economic output.
- 4.20 However, Manchester is operating in a highly competitive higher education market. The City must continue to look to enhance the student experience if it is to maintain its position on the world stage and realise its growth aspirations for the Corridor. This is a key objective of the investment plans outlined by the universities. As at present, the future success of Manchester as a student destination will, in part, underpin the realisation of the Council’s aspirations for Corridor Manchester.

4.21 This will require continued investment in the infrastructure which supports the student population and the knowledge economy. This will include investment in educational facilities but also extends to transport infrastructure, retail and leisure facilities and, critically, high quality and accessible residential accommodation and space for businesses with a natural attraction to the area to operate.

4.22 This is recognised by the SSFW. It states that:

*‘The investment of the universities and their recognition as world class institutions will undoubtedly result in an increasingly greater student intake from outside of the region and internationally. This will drive demand for new student residential accommodation within the Corridor, in locations that are within a reasonable walking distance to the heart of the universities, over the lifetime of the strategy. This will include an upgrade of existing stock that is reaching the end of its life as well as additional provision. New student accommodation must incorporate a range of price points and be of a quality in terms of product, management and pastoral care that will safeguard the student experience, particularly for first year and overseas students’<sup>5</sup>*

4.23 The SSFW provides strategic policy support for new student accommodation in the Corridor, though places a number of important parameters to this, including:

- Where compliance with Policy H12 of the Manchester Core Strategy is achieved and development is in line with evidenced demand;
- Where it supports Corridor Manchester’s overall range of uses and vitality as well as facilitating investment in infrastructure to support wider regeneration objectives

### **Making Effective Use of Land**

4.24 The NPPF requires planning decisions to promote an effective use of land, including the re-development of previously-developed (brownfield) land where possible<sup>6</sup>. Substantial weight should be given to the value of using suitable brownfield land, and proposals which will secure the development of under-utilised land should be supported<sup>7</sup>.

4.25 Within Manchester, the Core Strategy seeks to reuse previously developed land wherever possible<sup>8</sup>. The Council’s target is for 90% of new development to be on previously developed land; in line with historic trends and to ensure a sustainable approach is taken with regard to the use of land as a limited resource<sup>9</sup>.

### **Student Accommodation**

4.26 Planning policy on PBSA in Manchester is principally addressed by Policy H12 of the adopted Core Strategy. Policy H12 establishes criteria which the City Council use to

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<sup>5</sup> Oxford Road Corridor Strategic Spatial Framework 2018 Page 17 (Oxford Road Corridor Partnership)

<sup>6</sup> Paragraph 117, National Planning Policy Framework

<sup>7</sup> Paragraph 118, National Planning Policy Framework

<sup>8</sup> Policy SP1, Manchester Core Strategy

<sup>9</sup> Paragraph 12.88, Manchester Core Strategy

assess all proposed PBSA. For ease of reference the Policy wording is provided in full below:

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

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

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

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

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

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

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

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

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

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

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

## **Design**

4.27 The NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development<sup>10</sup>. Development should be visually attractive and add to the overall quality of the area by being sympathetic to local character, establishing a strong sense of place and optimising the potential of the site, whilst creating places which are safe, inclusive and accessible<sup>11</sup>.

4.28 The objective to achieve well-designed places is also reflected in local planning policies. In particular, the Core Strategy<sup>12</sup> seeks to ensure that all new development across the City:

- Makes a positive contribution to creating neighbourhoods of choice including:
  - Creating well-designed places that enhance or create character
  - Making a positive contribution to health, safety and wellbeing of residents
  - Considering the needs of all members of the community, and
  - Protecting and enhancing the built and natural environment.
- Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible, and
- Improves access to jobs, services, education and open space by being located to reduce the need to travel and providing good access to sustainable transport provision.

4.29 All new development in Manchester is required to follow seven principles of urban design<sup>13</sup>, as follows:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through

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<sup>10</sup> Paragraph 124, National Planning Policy Framework

<sup>11</sup> Paragraph 127, National Planning Policy Framework

<sup>12</sup> Policy SP1, Manchester Core Strategy

<sup>13</sup> Policy EN1, Manchester Core Strategy

- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily, and
- Diversity: a place with variety and choice.

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

### **Transport & Accessibility**

4.31 National planning policy confirms that significant development should be focused within locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes<sup>14</sup>. When considering planning applications, local authorities should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved, and any significant impacts on the transport network can be mitigated<sup>15</sup>.

4.32 Similarly, the Core Strategy seeks to support proposals that improve choice by developing alternatives to the car, improving pedestrian routes and the pedestrian environment and facilitating modes of transport that reduce carbon emissions<sup>16</sup>. All new developments should be easily accessible to good public transport links to the City Centre and Regional Centre<sup>17</sup>.

### **Development Management Policies**

4.33 The NPPF, Core Strategy and UDP contain a number of ‘development management’ policies which relate to technical and environmental considerations. Those of relevance to this application require new developments to:

- Give regard to specific issues including effects on amenity, including privacy, light, noise, vibration, air quality, odour, litter, vermin, birds, road safety and traffic generation<sup>18</sup>.
- Consider the potential effects of new development proposals likely to be generators of noise and the implications of new developments being exposed to existing noise<sup>19</sup>.
- Support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance<sup>20</sup>.

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<sup>14</sup> Paragraph 103, National Planning Policy Framework

<sup>15</sup> Paragraph 108, National Planning Policy Framework

<sup>16</sup> Policy T1, Manchester Core Strategy

<sup>17</sup> Policy T2, Manchester Core Strategy

<sup>18</sup> Policy DM1, Manchester Core Strategy

<sup>19</sup> Policy DM1, Manchester Core Strategy

- Be adaptable to climate change in terms of design, layout, siting and function of both buildings and external spaces. Regard should be had to minimising flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space<sup>21</sup>.
- Directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding, and seek to minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure<sup>22</sup>.
- Maintain or enhance sites of biodiversity value, with particular consideration given to protected or priority species and MCC's aim for a net increase in trees across the City<sup>23</sup>.
- Seek to improve the air quality within Manchester by taking measures to minimise and mitigate the local impact of emissions from traffic generated by new development, as well as emissions created by the use of the development itself<sup>24</sup>.
- Give priority to the remediation of contaminated land in strategic locations, and ensure that any proposed development on contaminated land is accompanied by a suitable risk assessment<sup>25</sup>.
- Demonstrate how construction and demolition waste will be minimised and recycled on-site wherever possible and how the sustainable waste management needs of the end-user will be met<sup>26</sup>.

### **Evidence Base in Relation to PBSA Need**

- 4.34 Manchester City Council's Executive Committee considered two reports on the matter of PBSA need and a future policy approach in November 2019 and December 2020.
- 4.35 The initial Report to the Executive committee summarises recent market changes and outlines an updated context in which proposals for PBSA could be considered on an interim basis. The report concludes by outlining possible policy ideas for a revised approach to the application of Policy H12 criteria which will be subject to a period of consultation.
- 4.36 After the period of consultation, the December 2020 Report to Executive provides a summary of the consultation responses and recommends endorsement of the policy ideas outlined in the November 2019 Report (and repeated in the December 2020

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<sup>20</sup> Policy DC26.1, Manchester Unitary Development Plan and Paragraph 180(a), National Planning Policy Framework

<sup>21</sup> Policies EN4, EN6, EN8 and EN9, Manchester Core Strategy and Paragraph 150, National Planning Policy Framework

<sup>22</sup> Policy EN14, Manchester Core Strategy and Section 14, National Planning Policy Framework

<sup>23</sup> Policy EN15, Manchester Core Strategy and Paragraph 175, National Planning Policy Framework

<sup>24</sup> Policy EN16, Manchester Core Strategy

<sup>25</sup> Policy EN18, Manchester Core Strategy

<sup>26</sup> Policy EN19, Manchester Core Strategy

Report) to be considered material considerations in the determination of PBSA schemes by the Planning and Highways committee.

- 4.37 The Executive resolved to support the recommendation whilst acknowledging that it does not and cannot change development plan policy, which remains within Policy H12.
- 4.38 The Officer Report to Manchester City Council's Executive in November 2019 outlines how the implementation of Core Strategy Policy H12 has managed the *"appropriate delivery of PBSA... prevented oversupply of PBSA and created a dynamic residential market"*.
- 4.39 The Report recognises that the development of more private rented accommodation in the city centre has resulted in more students wanting to live in the city competing for this accommodation with working residents; this increased demand has inflated rents.
- 4.40 The City Council are clear that the inflated rent costs reflect the lack of supply in mainstream housing and PBSA. Furthermore, the Report confirms that PBSA in Manchester is one of the most expensive in the UK; *"rental levels across the PBSA market have grown at twice the rate as would be expected in markets with healthy supply/demand levels"*.
- 4.41 The City Council recognise that the provision of competitively priced and high quality PBSA will offer students a suitable alternative to market housing and will therefore reduce rental demand and competition within the private rented sector.
- 4.42 The Report also demonstrates Council revenue implications as a result of students residing in market housing; monies lost as a result of student Council Tax exemptions is estimated at £17 million a year based on 15,000 market dwellings being rented by students across the Local Authority area.
- 4.43 The City Council acknowledge that this loss of revenue will only be addressed by meeting student accommodation demand and delivering more PBSA.
- 4.44 The Report concludes that new supply will need to be managed, linked to need and contribute to growth and regeneration objectives. Policy proposals outlined for consideration during the consultation included:
- Affordability
  - Supporting regeneration objectives
  - Quality
  - Wellbeing, safety and security
  - Density
  - Location
  - Sustainability

- Mix of uses
- Contributing to zero-carbon initiatives

### **Summary**

- 4.45 National planning policy sets out a presumption in favour of sustainable development, which confirms that development that accords with relevant policies in an up-to-date development plan should be granted planning permission without delay.
- 4.46 The application site is located within the Regional Centre. The Manchester Core Strategy confirms that the Regional Centre includes the largest concentration of economic activity in the Manchester City Region and will continue to be the main focus for business, retail, Higher Education, leisure, cultural and tourism development over the plan period.
- 4.47 The Corridor Manchester Strategic Spatial Framework (2018) supports the development of the critical infrastructure which needed to support the long-term success of the Corridor and the educational institutions which are the focal point for the economic activity within this key location.
- 4.48 The principle of purpose-built student accommodation in the City Centre is supported, subject to proposals meeting specific criteria (addressed in full at Chapter 5).
- 4.49 The NPPF and local planning policies require development to be of high-quality design, and to have regard to the prevailing character with the surrounding area.
- 4.50 There is a wider policy to ensure the efficient and effective use of land including achieving appropriate density, with higher densities supported in the most accessible locations. There is a particular imperative to achieve this in and surrounding the Oxford Road Corridor where there is a significant development need in order to achieve the Council's ambitions for this key location but a finite land resource to draw on given the limited spatial extent of the Corridor and its hinterland where development can make a meaningful contribution to the Corridor and its growth.
- 4.51 Other policies in the Core Strategy and NPPF encourage development on previously developed land and development in locations that are accessible by a wide range of sustainable modes of transport.

## 5. The Strategic Case for the Proposed Development

- 5.1 The following chapter of this Planning Statement provides an assessment of the acceptability of the Proposed Development in principle having regard to strategic policy considerations.

### Principle of Development

#### Land Use Designations

- 5.2 The Site is situated within the Central Manchester Area of the adopted Core Strategy (CS) subject to policies H5 and EC8.
- 5.3 The Proposed Development is considered to comply with the requirements of Policies EC3 and H5 in providing a high-density form of residential development, making efficient and effective use of an under-utilised site and complementing the mixed-use character of the area and taking advantage of the site's highly accessible location. It will add to the vibrancy and diversity of this part of the Regional Centre, providing accommodation to support a growing student population in a well-managed scheme well located in relation to the main campuses of both universities.
- 5.4 The Proposed Development would contribute to an identified need and is located within proximity of the city's universities close to the boundary of Rusholme District Centre. It is therefore considered that the principle of development with respect to land use and a higher density form of development than existing is acceptable.

#### Contribution to the Oxford Road Corridor

- 5.5 The development will help to deliver the accommodation infrastructure needed to attract students to Manchester and which matches its reputation as a world class place to study in the context of an overwhelming evidence of need. This will ensure Manchester remains competitive on a global higher education stage and is able to maintain and grow its popularity as a place to study, which underpins the current and future success of the universities as the drivers of growth within the Corridor. Securing this outcome is very evidently critical to the success of Corridor Manchester.
- 5.6 The ORC SSF establishes the principle that development of land in the Oxford Road Corridor should prioritise commercial or educational/research use, however also notes.

*"The likelihood is that over the next 10 years space to grow is likely to become more and more of a significant challenge. This could not only limit the future growth potential of the Oxford Road Corridor Institutions and their drive for excellence but also the scope for the City to attract new added value businesses and continue the significant employment and economic contribution that it makes to Manchester and the City Region"*<sup>27</sup>

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- 5.7 The density of proposed development is therefore key to the successful management of land within the ORC. Optimising the limited development opportunities which exist in a manner appropriate to their context is a vital step in achieving this.
- 5.8 The Proposed Development makes efficient use of land within the ORC by redeveloping a brownfield and sustainably located site for student. The redevelopment of the site for the proposed density and scale is both suitable and complementary of the surrounding character. The proposals will see the creation of a well-designed development that contributes to the community within which it sits. This is achieved against a baseline of the site being an under-utilised resource at present.
- 5.9 Densification is critical to the success of the Corridor given its spatial limitations and inability to expand outwards. Development opportunities are finite and must be effectively utilised, through appropriate uses and density, if the ambitions for the Corridor are to be realised.
- 5.10 The proposed development will make a modest, but important contribution to realising the success of the Corridor, through a form of residential infrastructure for which there is a critical need to support the universities and Manchester's reputation and attraction as a world class place to study.

#### **Purpose Built Student Accommodation Adopted Policy**

- 5.11 The principal Development Plan policy against which the development is to be assessed is Policy H12 of the CS. The policy states *"Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities."*
- 5.12 The following subsection provides an assessment of the Proposed Development with respect to the ten specific criteria points set out under policy H12.
  - 1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.***
- 5.13 The Site is located adjacent to southern boundary of the Oxford Road Corridor, a formally designated Regeneration Area by Manchester City Centre and, as noted above, recognised as economically the most important area within Greater Manchester, with more job creation potential than anywhere else in the city region.
- 5.14 The Oxford Road Corridor encompasses the campuses of the University of Manchester ('UoM') and Manchester Metropolitan University. Spatially, the Site is only separated from the UoM campus by Whitworth Park through which are a range of walking and cycling routes.
- 5.15 The Site is located at an 11-minute walking distance (or 3-minute bicycle journey) from the UoM student union building. The MMU student union building at Higher Cambridge Street lies within 20-minute walking distance from the application site. It is noted that there are existing student residences affiliated with UoM a greater distance away at Anson Road. The smaller campus of MMU is situated further north towards Manchester City Centre adjacent to the Mancunian Way.

- 5.16 In addition, there are a multitude of regular and frequent bus services available from Oxford Road alongside routes serving Moss Lane East itself towards Piccadilly railway station. The nearest bus stops are within 100 metres of the site.
- 5.17 In summary the Proposed Development satisfies both elements of the this criterion in being within close proximity to the campus of the University of Manchester and high frequency public transport routes.

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

- 5.18 The Proposed Development has been designed considering the Energy Hierarchy established within CS policy EN 4. A number of passive design measures have been incorporated within the Proposed Development optimising the thermal performance of the building's fabric. The building would also feature LED lighting installations, heat recovery and low energy mechanical ventilation systems in order to maximise energy efficiency and reduce carbon emissions.
- 5.19 Furthermore, solar photovoltaic panels capable of generating 8.4kWp of energy are to be installed atop of the new-build element which would assist in providing a 59% betterment in terms of Part L of the Building Regulations 2021. The Proposed Development is aiming to achieve BREEAM 'Excellent' certification.

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

- 5.20 The current site is underutilised relative to its size, sustainable location and potential role in contributing to the ambitions for the Oxford Road Corridor, providing a limited level of residential accommodation provided at an inefficient density.
- 5.21 The Proposed Development represents a higher density, located at the interface of the similarly high-density Oxford Road Corridor, (in particular to the immediate east and south-east of Whitworth Park) and lower density residential areas of Moss Side and Rusholme.
- 5.22 As noted above, there is a particular imperative to maximise development density with the Corridor and its' hinterland, insofar as this can be achieved in a sensitive manner, given the significant development need to achieve the Council's ambitions for the Corridor as articulated through the Corridor SSFW.
- 5.23 There is a finite land resource to draw on to realise these ambitions given the limited spatial extent of the Corridor and its hinterland where development can make a meaningful contribution to the Corridor and its growth. Making efficient use of land will require higher densities to be achieved where compatible with surrounding uses and respectful of the existing built context, particularly in areas closest to Oxford Road itself. The Proposed Development responds to this context.

- 5.24 Whilst therefore representing an increased density compared to the site's existing (and inefficient) density, careful consideration has been applied to the scheme design to ensure that the Proposed Development assimilates well into the local street scene through variation in height, setbacks and detailing. Section 6 describes how the Proposed Development would not have an adverse impact on the living conditions of existing residents by virtue of overshadowing or unacceptable loss of amenity.
- 5.25 In terms of access to amenities, the Site is within short walking distance of a range of convenience stores and food and drink uses on Oxford Road and the aforementioned bus routes which provide ease of access to a range of additional retail provision and services.
- 5.26 The Proposed Development would be car-free and the Management Plan submitted in support of the application confirms that tenancy agreements would preclude residents from parking a car at the Site or on neighbouring street. It would not result in increased demand for on-street parking.
- 5.27 For the reasons presented above the Proposed Development is considered to comply with this criterion and Policy H5 which states that high density housing will be permitted within or adjacent to the Regional Centre, Hulme and the Higher Education Precinct. The density proposed is appropriate in the context of the Council's ambitions for the Corridor as expressed through the Corridor SSFW, which it will make a positive contribution towards as considered further below.

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

- 5.28 The Proposed Development would deliver a range of economic benefits as set out within the economic benefit infographic contained within **Appendix 6** of this statement.
- 5.29 In terms of the direct impacts of the Proposed Development, the construction phase of represents £24.7 million worth of investment with a similar level of GVA contributed to the city's economy. The construction of a development of this type and size is likely to provide in the region of 115 gross jobs at full-time equivalent.
- 5.30 During the operational phase of the Proposed Development, five on-site jobs would be created with residents anticipated to spend c£900,000 per annum on retail and leisure activities in turn supporting five jobs within those sectors. Local business located on Oxford Road are likely to benefit as would those in the city centre economy more generally.
- 5.31 The increasing the number of high-quality, accessible and desirable PBSA bedspaces the Proposed Development could help to suppress demand for poorer quality HMO accommodation which in turn could lead to such properties returning to the family

housing market. Based on 261 beds, the Proposed Development has the potential to 'free-up' up to 65 traditional family homes for 165 residents. This could generate £80,000 in additional council tax revenue for the Council given students residing in HMOs are exempt from the tax.

- 5.32 Overall, the Proposed Development would contribute to the strategic objectives of the CS and the city's universities to concentrate new PBSA development within accessible locations close to university campuses.
- 5.33 The Proposed Development would be sustainably located and would contribute to the vibrancy of the area as a substantial student hub. It is considered that infrastructure is in place to support the growth of PBSA schemes in the area given the Core Strategy directive to locate such developments within / adjacent to the Oxford Road Corridor. There are a range of social and economic benefits which would aid in the regeneration of the city such as direct expenditure and indirect benefits brought about by reducing the demand for student-occupied HMOs across the city. In this respect the Proposed Development satisfies criteria point 4.

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

- 5.34 The application is supported by a Crime Impact Statement (prepared by Greater Manchester Police) and Management Plan (prepared by Homes for Students). The former highlights that the Proposed Development possesses a range of features which assist in designing out crime. Notably there would be 24/7 management of the Proposed Development, in addition to the installation of CCTV, intercom systems, and security rated doors, windows and other openings.
- 5.35 The Management Plan establishes the protocols which will be implemented to, in the first instance, prevent incidents of excessive noise and anti-social behaviour alongside the establishment of a 'helpdesk' which will be contactable at all hours for the benefit of both future occupiers and the local community. Tenancy agreements would be worded so that any serious incidents or repeat complaints could lead to eviction.
- 5.36 Overall, the Proposed Development would provide an increased level of natural surveillance to surrounding streets and with the abovementioned measures implemented is likely to improve the safety of the local area and deter crime. There would also be appropriate procedures implemented in order to manage the behaviour of future occupiers. In summary the application has demonstrated compliance with criteria point 5.

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

- 5.37 The Proposed Development has been designed in a manner sensitive to its context. The Daylight/ Sunlight Report submitted in support of the application demonstrates that the impact of the scheme on the surrounding residential properties is considered 'wholly acceptable' following a full technical analysis. The following chapter provides further analysis as to the impacts of the Proposed Development on the outlook and privacy of neighbouring residents, concluding given the separation distances and existing characteristics of the area that there would be no unacceptable impacts on amenity.
- 5.38 In terms of noise and disturbance, the Proposed Development would be proactively managed with a 24/7 staff presence and strict procedures and protocols which in the first instance seek to prevent incidents of noise or disturbance and secondly penalises repeat incidents. The majority of activity would be via the Moss Lane East and Heald Place entrances which are situated away from residential properties.
- 5.39 The Design and Access Statement submitted in support of the application provides an analysis of the Proposed Development and how site context and character has informed its subsequent design.
- 5.40 In summary it is not anticipated that individually or cumulatively the Proposed Development would have an unacceptable effect on the residential amenity of surrounding areas or cause unacceptable harm to the appearance of the street scene thus complying with criteria point 6.

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

- 5.41 The Proposed Development includes the refurbishment and sensitive, conversion and reuse of a listed building which underwent unsympathetic alterations during the 1980s. The development will secure the long term and productive use of the listing building ensuring its management and maintenance and enabling this asset to be protected and celebrated without risk of its decay and further unmanaged interventions to its fabric.

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

- 5.42 Sufficient waste facilities are incorporated into the scheme in the context of the city's requirements as outlined in the submitted Design and Access Statement.

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

- 5.43 This application is submitted on the basis of there being a clear and demonstrable need for the provision of new PBSA in Manchester.
- 5.44 The application is supported by an up-to-date Market Demand Report (prepared by Cushman and Wakefield) which can be found within **Appendix 5**. In summary, the report identifies a significant increase in the student population of Manchester which has largely been driven by non-UK students. There is no indication of this trend slowing down particularly due to recent substantial investments by the city's two main universities.
- 5.45 Current demand for PBSA far exceeds the available supply (26,830 bedspaces). The assessment estimates that there are some 24,390 students unable to access a PBSA bed in the city. This will increase by 5,385 by 2029/30 based on a conservative estimate of student growth and by 14,772 based on a more optimistic estimate of projected growth. With some 20,000 students already living in HMOs, this projected growth will result in greater reliance on HMOs unless additional PBSA beds are provided in suitable locations. Not only does this have a detrimental impact on the city's housing market and the ability of households to access family housing, it undermines the ability of the universities to attract students to the city.
- 5.46 Manchester's reputation as a place to study is world renowned. The continued ability of the universities to attract students is critical to the long term economic and social success of the city. Not only do students make a significant economic contribution to the city, their presence in the city contributes to its cultural richness and many students make Manchester their long term home, contributing to its success and vibrancy for many years after graduation. Ensuring this success story can continue will require the universities and the city to remain attractive to students. This requires the critical infrastructure needed to ensure students can live safely and in an environment which supports their wellbeing and productive study to be provided.
- 5.47 The lack of availability of PBSA has manifested itself most recently with both the University of Manchester and Manchester Metropolitan University seeking to accommodate students in accommodation in other cities located more than an hour away and offering financial incentives to students willing to do so<sup>2829</sup>.
- 5.48 Although there are a number of new PBSA schemes in the pipeline these would only make a modest contribution to available supply providing only an additional 1,200 bedspaces over the next five years. Only one development has received planning permission in 2022 – Fusion Students at Deansgate South, c400 beds via appeal.

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<sup>28</sup> [UoM offers students £2500 to NOT stay in University halls - The Mancunian](#) (accessed 2 September 2022)

<sup>29</sup> [Manchester Metropolitan University offers students accommodation in Liverpool | ITV News Granada](#) (accessed 2 September 2022)

- 5.49 There is, therefore, a clear and pressing need for a significant quantum of new high-quality and accessible PBSA schemes within the city in order to cater for the 25,000 plus students which are otherwise anticipated to be unable to access purpose-built student accommodation come the end of the decade.
- 5.50 The need for additional PBSA has also been recognised by the City Council in its reports on PBSA to the Executive committee, referred to in Section 4.
- 5.51 It is acknowledged within those reports that the present levels of PBSA available to support the student population and the limited investment in PBSA over recent years is causing a series of issues for the city. Those include driving rents upwards such that Manchester is one of the most expensive UK cities for PBSA, and students increasingly occupying mainstream housing stock.
- 5.52 The latter has an impact on the availability and affordability of housing to meet local resident needs, significantly reduces Council tax revenue through exemptions, and creates issues in terms of effective (with consequential impacts on amenity, neighbourliness etc.). The City Council has acknowledged that there is a need for additional PBSA in order to help overcome these challenges. This acknowledgement of need in itself satisfies the first element of this criterion.
- 5.53 Therefore, both at present, and taking into account the development pipeline relative to further increases demand, PBSA is catering for less than half of all student accommodation demand. This represents a significant mismatch, a significant deficiency in the supply, and one which affirms the Council's recognition of the need for additional PBSA provision.
- 5.54 This mismatch is undoubtedly contributing to the rental growth that the Executive reports highlight. Cushman and Wakefield identify that annual rental growth in Manchester PBSA between 2015/16 and 2018/19 remained above 5% and was the highest increase of any major University city outside of London. PBSA in Manchester is becoming increasingly unaffordable and additional supply is required to help restrain this rental growth and at least keep up with increased demand.
- 5.55 Whilst the Proposed Development would be operated privately, a letter of support has been received from the University of Manchester, contained within **Appendix 2**. A clear case has also been presented to demonstrate the need for the Proposed Development. The application satisfies the requirements of criterion 9.

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

- 5.56 CS Moss Lane East Ltd has obtained the agreement of the landowners 'TJ & ZJ Ahmed Properties Ltd' to obtain a 999-year lease to use the Site as PBSA.
- 5.57 The applicant is conducting discussions with various third parties with a view of investigating alternative funding streams and is committed to delivering the Proposed Development presented within this application. In this respect the applicant, an established and experienced property developer, is capable of delivering the Proposed Development hence criteria point 10 is satisfied.

### **Purpose Built Student Accommodation Emerging Policy**

- 5.58 A new Local Plan for Manchester is currently being prepared to sit alongside the subregional Places for Everyone development plan. Although it is not anticipated that a draft of the emerging Local Plan will be consulted on until summer 2023<sup>30</sup>, the Council's Executive Committee made a resolution relating to the development of PBSA in December 2020 which builds on the criteria of policy H12 and is a material consideration with respect to the Proposed Development. The following subsection therefore provides commentary on consistency with the 2020 resolution.

***a) Student accommodation schemes should contribute to delivering the city's regeneration objectives; support employment growth, graduate and talent retention, place making and the city's international reputation.***

- 5.59 The Proposed Development would deliver a large number of high-quality PBSA units, for which there is a pressing immediate and medium term need in Manchester in order to support the upward growth trend of the city's universities, attract new students and to address pre-existing structural issues in the city's PBSA offer. This is particularly important given there are a number of other cities with a greater quantum of PBSA schemes than Manchester but with smaller student populations (namely Liverpool and Sheffield).
- 5.60 The Proposed Development would contribute to Manchester's regeneration objectives by contributing to the Oxford Road Corridor, a key component of the city's economy. The colocation of various internationally recognised educational and health institutions alongside associated accommodation has given the area an enviable reputation and supporting its ongoing growth through individual and cumulative developments has a significant positive impact on the city as a whole.
- 5.61 The economic benefit infographic contained within **Appendix 6** sets out the direct benefits of the scheme including £900,000 in retail and leisure expenditure, supporting 5 jobs alongside an economic output of £24.3 million in GVA through the construction period.
- 5.62 As discussed above, the Proposed Development could help to lessen demand from students for traditional shared housing (HMOs) in turn freeing up traditional properties for families and first-time buyers and resulting in additional Council Tax revenues. The return of traditional houses to family occupation could also assist in improving standards of residential amenity in many of the city's neighbourhoods which has been eroded over time through over-concentration of unmanaged HMO's.
- 5.63 In summary the Proposed Development would contribute to the city's regeneration objectives and thus criteria point a is satisfied.

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<sup>30</sup> Manchester City Council Local Development Scheme (June 2022)

***b) The approach needs to be within the context of the approved Corridor Spatial Framework which establishes the principle that development of land in the Oxford Road Corridor should prioritise commercial or educational/research use. Student accommodation should, therefore, be in the right locations, in appropriate numbers, and only where it supports wider growth.***

- 5.64 The application site sits on the southern boundary of the Oxford Road Corridor. It benefits from excellent public transportation links and is within a walking distance of the University of Manchester's campus.
- 5.65 Through introducing modern and high-quality accommodation for the city's universities the Proposed Development would contribute to the vision of the Oxford Road Corridor's to become '*Manchester's cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe's leading cities*'.
- 5.66 By virtue of replacing existing dated housing stock with modern accommodation the Proposed Development makes effective use of land and would not result in the loss of land utilised for or best suited for the development of commercial, educational or research uses which shall remain focused on the UoM campus and along Oxford Road itself.
- 5.67 The Proposed Development is of a suitably high density that would make a substantial contribution to PBSA need in a sustainable location, enhancing overall offer and contributing to the viability and growth of Manchester's universities. The Proposed Development therefore satisfies criteria point b.

***c) To meet the needs of students, stabilise rental growth and provide an affordable accommodation offering, a more diverse pipeline of new PBSA is needed. It is critical to ensure there is a residential market, which meets the needs of students at an affordable price.***

- 5.68 The Proposed Development would provide high-quality accommodation focussed upon the provision of en-suite units within cluster flats, priced to according to the prevailing Manchester student market. The incorporation of studio apartments provides choice and a more diverse community within the scheme.
- 5.69 On the whole, the Proposed Development would make a substantial contribution to short-term PBSA need with a range of types of accommodation including cluster flats of various sizes and configuration, accessible units and studios of varying specifications offering a range of choice and rental rates. Although final rates are yet to be formally established the applicant is keen to ensure affordability relative to the quality of the accommodation and in line with the overall market. In this respect it is considered that the Proposed Development satisfies criteria point c.

***d) All PBSA must be of a high quality, providing a high standard of living, within close proximity to the city's higher education institutions PBSA should be within or immediately adjacent to Oxford Road Corridor (with the exception of the area surrounding the Institute of Sport, on the Etihad Campus). Design should allow sufficient facilities to cater for the overall wellbeing of students, including, for example, generous living space, communal spaces for students to socialise, and public realm, which contributes to the quality of place. PBSA design must also be sufficiently flexible to allow for re-purposing as demand varies.***

- 5.70 The Proposed Development is located immediately adjacent to the southern boundary of the Oxford Road Corridor in close proximity to the UoM and MMU campuses, local amenities and public transport routes as described above. The applicant is also committed to providing high-quality and desirable accommodation with a range of amenities.
- 5.71 The largest units would be the studios at between 14sqm and 20sqm incorporating a kitchenette alongside en-suite facilities. Standard en-suite units (within the cluster flats) would all exceed 13sqm with a shared lounge/kitchen area of no less than 27sqm. A number of accessible units are included within the Proposed Development.
- 5.72 The internal arrangement of the new-build element of the Proposed Development means that future adaption could be carried out with relative ease.
- 5.73 In addition to the private accommodation within studio apartments and cluster flats the Proposed Development would contain over 500sqm of internal amenity space available for use by all residents including the following:
- Study rooms
  - Study booths
  - Collaboration spaces
  - Residents lounges
  - Cinema space /Karaoke/entertainment space
  - Gym
  - Games room
  - Laundry facilities
  - Well-being room
- 5.74 There would also be over 440sqm of high-quality landscaped external amenity areas including easy access to Whitworth Park immediately to the north of the Site. The Proposed Development provides a high standard of living for future residents and therefore satisfies criteria point d.

***e) PBSA should consider the welfare and wellbeing of students as a major factor, in both design and management. Ensuring student accommodation is delivered in safe and secure locations, and with appropriate management and facilities. Location of accommodation close to University facilities is a critical issue in ensuring the safety and wellbeing of students.***

- 5.75 The Proposed Development would be subject to a full management operation which has two principal purposes; a) to ensure the scheme and its operation does not have adverse impacts on the local community and b) to ensure the well-being of students.

5.76 A 24-hour concierge would be employed, with staff being trained in pastoral care. The scheme has also been designed to promote social interaction amongst students, in terms of both the arrangements of cluster flats and the provision of communal space for socialisation and study. This is conducive to students making a safe 'home from home'. PBSA schemes of this type offer safe and accessible accommodation compared to the alternative of reliance on the HMO market which offers significantly fewer safeguards in this respect.

5.77 The site is also well located in relation to both main university campuses and facilities which support students. This is conducive to residents being able to integrate themselves into the wider student community.

***f) All new PBSA development to adopt the principles in the following codes of practice; 1) The Universities UK/GuildHE Code of Practice for University Managed Student Accommodation, 2) The ANUK/Unipol Code of Standards for Larger Residential Developments for Student Accommodation Managed and Controlled by Educational Establishments, 3) The ANUK/Unipol Code of Standards for Larger Developments for Student Accommodation NOT Managed and Controlled by Educational Establishment.***

5.78 The Proposed Development would be managed by 'Homes for Students', a nationwide company which operates all of its PBSA schemes under the ANUK Code of Practice. The Universities UK/GuildHE Code of Practice will similarly be adhered to. In this respect the Proposed Development satisfies criteria point f.

***g) Consideration of place making opportunities to contribute to the management of areas in which the proposed PBSA is located.***

5.79 During the course of community consultation, it was made clear to the applicant that the main issues concerning the area are littering and poor on-street parking arrangements.

5.80 The applicant will maintain an open dialogue with the City Council and local residents during determination of the application with the intention of identifying a proportionate package of public benefits which may include improvements to the adjacent public realm. Such improvements could be secured by planning condition and / or legal agreements subject to meeting the relevant tests presented within Planning Practice Guidance. The Proposed Development is capable of delivering measurable benefits to the local area, and thus criteria point g is satisfied.

***h) Density of student accommodation will be essential to deliver the level of new high quality accommodation needed within the context of scarce land availability both in the Oxford Road Corridor area and the wider city centre.***

5.81 The Proposed Development is of an appropriate density which makes efficient and effective use of and under-utilised brownfield land which is currently occupied by a limited number of flats and parking. The Proposed Development provides circa. 1,370 bedrooms per hectare and through making a substantial contribution to PBSA supply in central Manchester, has the potential to release existing housing stock occupied by the student population in the form of HMOs for use as family housing.

5.82 The Proposed Development is sensitive to its context and strikes an appropriate balance in optimising the use of the site without giving rise to unacceptable effects

upon the character of the local area, the amenities of existing residents or the natural environment. In this respect the Proposed Development satisfies criteria point h.

***i) Location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area.***

- 5.83 The Proposed Development is located immediately adjacent to the Oxford Road Corridor and is within an 11-minute walking distance (or 3-minute bicycle journey) of the University of Manchester student union building. The location is highly sustainable and benefits from excellent public transportation links and local amenities. The Proposed Development therefore satisfies criteria point i.

***j) Given the current climate emergency and Manchester's commitment to be carbon neutral by 2038, it is increasingly important that the location of student accommodation in Manchester should continue to be driven by proximity to university campuses, reducing the need to travel, and to sustainable modes of transport. This supports existing green travel plans.***

- 5.84 The Proposed Development is strategically located within easy walking and cycling distance of the city's main university campuses. It would be car-free, meaning that there would be minimal trips made to and from the site by way of private vehicle and commensurately limited levels of carbon emissions. The tenancy agreements would preclude future residents from parking cars on adjacent streets.
- 5.85 In order to encourage sustainable modes of transportation, a Travel Plan coordinator would be appointed during the operational phase of development. This would focus on the high-frequency bus services which utilise Oxford Road and also the utilisation of bicycles. The Proposed Development would incorporate a large secure bicycle store within the basement of the building.
- 5.86 In addition to the above, the Proposed Development also incorporates a range of energy efficiency measures and energy producing solar photovoltaic panels which would reduce carbon emissions well above current Building Regulation requirements and assist the city in its aim to become carbon neutral by 2038. The Proposed Development therefore satisfies criteria point j.

## **Summary**

- 5.87 Taking all of the above into account it is considered that the applicant has demonstrated compliance with the criteria set out under CS policy H12 and the principles for the provision of PBSA as set out within the report to the City Council's Executive Committee (December 2020) and subsequently endorsed.
- 5.88 There is an immediate and pressing need for a significant quantum of new, high-quality PBSA bedspaces in Manchester. The Proposed Development would deliver 261 bedspaces immediately adjacent to the Oxford Road Corridor within easy reach of the city's two main university campuses and a range of amenities and public transportation services.

- 5.89 The Oxford Road Corridor is recognised by the Council as a key economic driver whilst the emerging Places for Everyone development plan states that the corridor is internationally important with respect to its knowledge economy. The city's universities make a significant contribution to the local economy and the provision of high-quality PBSA is a key factor in attracting new students.
- 5.90 The Proposed Development is well-designed so as to ensure a good standard of living and wellbeing for future residents whilst also protecting the amenity of existing neighbours and the overall character and appearance of the area.
- 5.91 There are a range of direct and indirect social and economic benefits associated with the Proposed Development, as highlighted above the increase in PBSA bedspaces could reduce demand for HMOs and free up traditional housing stock for those that need it.
- 5.92 In summary the Proposed Development meets the city's regeneration priorities and is located in a high sustainable location so as to satisfy the requirements of the adopted Core Strategy. In this respect the principle of development has been established.

## 6. Analysis of Proposed Development –Technical Matters

- 6.1 The following chapter provides an analysis of the design of the Proposed Development’s against the adopted Development Plan. It also considers a range of technical and environmental matters.

### Design, Character and Townscape

- 6.2 The Site currently contains two prominent detached buildings overlooking Whitworth Park, one of which is Grade II listed. Towards Oxford Road there is notably higher density development in terms of height, bulk, scale and massing. To the south and west of the Site the area is characterised by more low-rise residential properties, although the terraces fronting Moss Lane are of greater scale visually and spatially than properties behind.
- 6.3 The Site is located in a transition zone where the high-density Oxford Road Corridor merges with the traditional residential areas of Moss Side and Rusholme. This has provided the opportunity to create a development which fully maximises the potential of the Site and its associated links to the nearby UoM campus.
- 6.4 This approach is consistent with the policy EN1 of the Core Strategy which establishes a number of character areas across Manchester. The Site lies at the apex of the Central Arc, Higher Education Precinct and Southern Manchester character areas.
- 6.5 Within the former new development is expected to reflect the significant scale and form expected from major City institutions, whilst across the wider Central Arc the Core Strategy recognises the opportunities for large scale innovative development. The Southern character area which extends a number of miles beyond Didsbury is more suited to low-rise residential development, however policy EN1 highlights the need to reflect higher density along radial routes. This would include Moss Lane East and Oxford Road, plus its immediate hinterland within which the site is located.
- 6.6 The Proposed Development would introduce a scale and density greater than the existing built form which has required careful consideration in terms of detailing and general design, especially with respect to the relationship between the new development and the retained listed building and the relationship with existing properties to the south and west as discussed further below.
- 6.7 In respect to the scale and massing, the Proposed Development is not of any greater cumulative scale than the likes of nearby Ropemaker Court, Wilmslow Park or Rusholme Place located close by which stand at up to 10 storeys. Nevertheless, the new-build element this would be staggered in height with various design solutions in order to achieve articulation and depth, such as recessed brickwork. This helps to achieve an effective integration with the surrounding built form which falls away to the west of Oxford Road.

- 6.8 As demonstrated within a range of visuals submitted in support of the application and as shown below, the height of the new build element is appropriate and would mark the start of the transition between the lower density section of Moss Lane East and the higher density development of Oxford Road. There is limited prospect of the neighbouring terrace on Moss Lane East being re-developed in a similar manner.

**Figure 6.1: Visual of the Proposed Development looking west along Moss Lane East with Ropemaker Court in the forefront**



- 6.9 The Proposed Development is block-like in form with a flat roof of comparable appearance to other modern PBSA schemes in the vicinity. There would be a glazed link connecting the listed building to the new-build element so as to ensure minimum intervention and a degree of visual separation between the two.
- 6.10 The new-build element would comprise full height glazing to each storey with the remainder of the building clad in a brick system with a variety of brick types utilised to provide variation, animation and articulation. Nevertheless, the colour scheme has been carefully selected so as to assimilate well with the characteristic red-brick material of surrounding residential areas.
- 6.11 In summary the Proposed Development has been designed so as to respect local character, drawing particular influence from the density and strategic context of the adjacent Oxford Road Corridor. Whilst a prominent addition to the local street scene in terms of overall scale, the new-build element would not be unduly dominant and would be recognised as the start of the higher density area of Moss Lane East as it transitions to and meets Oxford Road. The building incorporates a number of architectural design features such variations in height, recessed elements and variation in brickwork detailing to add interest and reduce its mass.

- 6.12 Overall it is considered that the Proposed Development represents a positive addition to the townscape in terms of its overall scale, mass and detailing and would accord with the requirements of CS policies H12, EC8, EN1 and DM1 and chapters 11 and 12 of the NPPF.

## **Heritage and Archaeology**

### **Designated and Non-Designated Heritage Assets**

- 6.13 The Site contains a Grade II listed pair of Victorian-era Italianate-fronted villas, since converted to self-contained apartments, the adjacent later red-brick villas are not listed however possess a degree of historic merit. Both assets have been considered as part of a comprehensive Heritage Statement (prepared by Turley), which provides an assessment of the direct and indirect impacts of the Proposed Development.
- 6.14 The listed building was constructed circa. 1840 and was originally named 'Studley Place'. The building features an ornate stuccoed frontage whereas the side and rear elevations are of more traditional red brick appearance. The listed building derives its principal significance from the high-quality and symmetrical architectural treatment to the front elevation, unique within the area. The building also commands a prominent position overlooking Whitworth Park and would have been of 'high status' when first constructed. There is however very little historic or architectural significance deriving from the buildings rear and side elevations which were not intended to be viewed in the same manner.
- 6.15 Internally, the listed building has undergone vast alterations following approval to subdivide into self-contained apartments in the 20<sup>th</sup> century. The limited significance internally is derived from surviving elements of the building's original configuration, which is appreciable within the entrance halls and the continuing subdivision of the two original villas – except for the basement level.
- 6.16 The Proposed Development involves the conversion of the listed building into communal facilities within the PBSA scheme and also a number of self-contained studios. This will include a reconfiguration of the internal layout and also the insertion of an opening between the two villas. Whilst this opening would impact on the building's significance it would be limited in size to only what's necessary. Overall, the division between the original two villas would still be appreciable. Further to this a lift shaft and smoke riser is to be installed in order to accord with Building Regulations and provide accessibility for all, this would remove historic fabric in terms of dividing floors/ceilings, however again this would be limited to a minimum. The stairway within no. 468 will be reconfigured in a more sympathetic manner than present arrangements accessed via no. 466. There are original decorative features retained such as cornices and skirting. The internal treatment will be simple and conducted in a best practice approach.
- 6.17 With respect to the exterior of the building, a small opening would be created to the eastern side elevation to facilitate a link corridor to the new-build element. The link will incorporate light-weight modern materials which will clearly discern the new build element from the historic fabric of the listed building. The link would not form a point of entry and both villas would remain accessible via their original doorways.

Fundamentally, the principal elevation of the building will be unaffected by the Proposed Development, whilst several long boarded over windows at the rear will be reinstated with appropriately designed sash windows.

- 6.18 In considering the indirect impact of the proposed new-build element on the setting of the listed building, whilst the scale of this would detract from the prominence of the listed building when viewed from the public realm and Whitworth Park, it is presented as a high-quality design. The new build element makes reference to both the listed building and the wider area through careful choice of materiality and detailing.
- 6.19 The report concludes that the Proposed Development will result in less than substantial harm to the significance of the listed building due to physical changes to its historic fabric and changes in the way the building will be experienced from Moss Lane East.
- 6.20 In considered nos. 470-472, constructed in 1888, this building has been characterised as a non-designated heritage asset for the purposes of the Heritage Statement. The report concludes that although the Victorian-era villas are of good quality construction and likely to have been relatively prestigious of the time due to scale and detailing, this is only significant within a local context as there are many comparable buildings throughout Manchester. Although the Proposed Development results in the loss of this building, a balanced judgement is required as to the scale of the loss. Given the building is not listed and only of limited local significance the harm in heritage terms can only be deemed as similarly limited.
- 6.21 In accordance with paragraph 202 of the NPPF, this harm needs to be weighed against the public benefits of the Proposed Development including any economic, environmental or social benefits presented. This will be analysed within the final chapter of this statement which in summary concludes that there are a range of benefits presented by the Proposed Development, most notably contributing to a clear need for new PBSA bedspaces in the city. In this respect given the limited harm arising in heritage terms the application accords with policies EN3, H12 and DC19.1 when read in conjunction with chapter 16 of the NPPF.

### **Archaeology**

- 6.22 In respect of archaeology, a detailed Archaeological Desk-Based Assessment (prepared by Nexus) has been submitted in support of the application. The report confirms that there are no designated archaeological assets within the Site, and there is no record of development on site prior to the construction of the existing detached buildings.
- 6.23 Archaeological remains are considered to be limited to 19<sup>th</sup> century gardens which have been lost to hardstanding. The report concludes that there are no overriding archaeological constraints which prevent redevelopment of the Site and overall the Proposed Development acceptable with respect to CS policies EN3 and DC20.1.

### **Sustainability and Energy Efficiency**

- 6.24 The Proposed Development is inherently sustainable through its suitable location with respect to use and accessibility to the city's universities, amenities and public transport

links. Furthermore, the Proposed Development ensure the preservation of a Grade II listed building.

- 6.25 To highlight the sustainability of the Proposed Development and energy efficient measures which are to be incorporated, the application is supported by an Environmental Standards Statement (prepared by Ridge) which is summarised below.
- 6.26 The Proposed Development has been designed following the Energy Hierarchy which assesses in turn the feasibility of reducing the energy demand of the building and utilisation of cleaner, renewable technologies.
- 6.27 A fabric first approach has been utilised which has secured an optimal thermal performance of the envelope of the new-build element exceeding the requirements of Part L of the Building Regulations. Other energy efficient features include LED lighting, heat recovery and low energy mechanical ventilation. In addition to this the Proposed Development will incorporate air source heat pumps for hot water generation whilst roof-mounted photovoltaic panels will be provided delivering a betterment of 4% above 2021 Building Regulations, or between 30%-50% more than 2013 regulations.
- 6.28 In taking the above into account, the Proposed Development clearly demonstrates a high level of energy efficiency and measures to reduce carbon emissions – including physical plant and equipment, and the car-free design of the Proposed Development. The Proposed Development thus exceeds the requirements of CS policy EN6.

## **Amenity and Living Conditions**

### **Impacts on Existing Neighbours**

- 6.29 The Proposed Development is located within close proximity to a number of residential properties. In respect of impacts arising during the operational phase, namely increased comings and goings, as these would largely be via Moss Lane East there would be minimal impact on the amenity of neighbouring properties on Parkfield Street and Heatherway for example.
- 6.30 The Proposed Development would be managed by Homes for Students. A range of procedures and protocols would be implemented and where appropriate incorporated into tenancy agreements so as to dissuade anti-social behaviour within the building and its environs. There would be a 24/7 helpdesk available for local residents to contact on-site management in the event of noise or disturbance, and repeat occurrences could result in the eviction. Homes for Students have extensive experience in managing similar facilities and in light of the established management arrangements the Proposed Development would not result in an unacceptable adverse impact on the living conditions of neighbouring residents. Further details of the operational management procedures are presented in subsequent paragraphs below.
- 6.31 In terms of the impacts of the Proposed Development's built form, the application is supported by a Daylight and Sunlight Report (prepared by GIA) which models the impacts on nearby residential receptors.
- 6.32 The report considers the prevailing density of the area and existing levels of light experienced to windows of nearby properties. It is concluded that the Proposed

Development would have a minor to limited impact on the properties assessed on Moss Lane East, Heathersway, Parkfield Street and Heald Place. Generally, loss of direct sunlight to the closest windows would be in the magnitude of 20-30%. It is noted that there are no properties directly north of the Proposed Development.

- 6.33 In considering the impacts of the Proposed Development on both the privacy and outlook of neighbouring residents, the side elevations of the proposed new-build element would be located so as to not directly overlook neighbouring habitable windows. To the east the Site is separated from Ropemaker Court by a car wash, whilst to the west the new build element would also be set back sufficiently from the closest side garden of neighbouring properties on Moss Lane East.
- 6.34 To the rear, the Proposed Development would be set 15.3m from the frontage of properties on Heatherway. It is noted that the outlook from these dwellings is already somewhat diminished by the presence of the community hall. This is considered a reasonable separation distance given the urban nature of the Site so as to not result in a significantly harmful impact on the outlook of these properties, nor loss of privacy.
- 6.35 In summary, the supporting documents demonstrate that the Proposed Development would not result in an unacceptable impact on the living conditions of neighbouring residents through the operational development or use itself, thus according with the requirements of CS policies DM1 and H12.

#### **Living Conditions of Future Residents**

- 6.36 As explained within the previous chapter, the Proposed Development would provide a range of communal facilities which would provide a high-quality student and general living experience such as a cinema, gym and workspaces.
- 6.37 The Proposed Development would include 54 studios, all exceeding 14sqm in floorspace. The 206 en-suite units set amongst clusters would measure in excess of 13sqm with the addition of general shared lounge/kitchen spaces.
- 6.38 The size, content and quality of residential units and communal areas would ensure a high standard of accommodation. The development would incorporate a range of types of accommodation and price-points. It would provide a realistic alternative to poorer quality HMO conversions in particular.

### **Operational Management**

#### **General Management Procedures**

- 6.39 The application is supported by a Management Plan (prepared by Homes for Students). Homes for Students ('Hfs') are contracted to manage the Proposed Development and have a wealth of experience managing over 39,000 beds in PBSA schemes across the country including nearby Heald Court and Oxney House and Gardens.
- 6.40 The Management Plan sets out the general management hierarchy for the Proposed Development which would include a 24/7 presence on Site for the benefit of both future residents and the local community. Various protocols will be implemented in order to prevent excessive noise and anti-social behaviour which will be actively

enforced. In addition to this Resident Volunteer Student Wardens would be hired to assist and monitor behaviour.

- 6.41 Security measures such as CCTV, access control systems and security-rated openings would be implemented in line with the recommendations of the Crime Impact Statement (see below). The Management Plan also addresses health and safety and maintenance protocols which would be implemented during the operational phase.
- 6.42 The Management Plan confirms that future residents will not be permitted to bring cars to the Site under the terms of their tenancy agreement, including a restriction on parking within the local areas. During the moving-in and moving-out processes, appointments will be created to ensure trips are spaced out so as to avoid peak hour periods.
- 6.43 Overall, the Management Plan demonstrates that the Proposed Development will be appropriately managed to ensure the safety and wellbeing of both future occupiers and the local community.

#### **Security, Crime Prevention and Fire Safety**

- 6.44 The application is supported by a Crime Impact Statement ('CIS', prepared by Greater Manchester Police) which provides an analysis of crime within the area, alongside the security credentials of the Proposed Development and general recommendations with respect to additional measures required to design out crime.
- 6.45 The statement supports the presence of management on site 24/7, alongside access controls and the natural surveillance that would result from the Proposed Development. Recommendations include the provisions of security rated openings and locks amongst other managerial points which would be addressed within a detailed management plan.
- 6.46 The CIS concludes that the Proposed Development should 'comfortably achieve' Secure by Design accreditation.
- 6.47 Due to the height of the Proposed Development and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order, a Fire Statement (prepared by OFR Consultants) has been submitted in support of the application.
- 6.48 The statement confirms the Proposed Development will be fitted with two dry risers, one within the firefighting stair and another adjacent to the secondary stairway. The former will include refuges. There is accessibility to the Site for fire fighting appliances from the public highway to the north, east and west.
- 6.49 The Site will be managed 24/7 with a management plan implemented to ensure the safe evacuation of occupiers in a fire scenario.
- 6.50 In summary the Proposed Development would ensure the safety of future occupiers and local community in accordance with CS policies SP1, DM1 and H12.

## **Waste Management**

- 6.51 The Proposed Development would benefit from a dedicated waste storage area within the basement of the new-build element. From here waste bins would be transported to street level via a lift with waste collection taking place via Heald Place. Based on the occupancy of the building and capacity within the waste storage room it is anticipated that waste collection would take place twice weekly.

## **Access and Sustainable Transportation**

- 6.52 The Site is located adjacent to the Oxford Road Corridor and is highly accessible to a range of transportation modes. It is within close walking distance of the University of Manchester campus. Given the location and nature of the Proposed Development it would be car free.
- 6.53 The application is supported by a Transport Statement ('TS') and Travel Plan ('TP') (prepared by RSK) which highlight the sustainability of the Proposed Development from a transportation perspective and are summarised briefly below.
- 6.54 There are numerous bus stops within the vicinity of the Site providing services into the city centre, its various railway stations, and towards Manchester Airport. There is a dedicated cycle lane along the eastern side of Oxford Road which leads into the city centre in addition to the routes through Whitworth Park towards UoM. The Proposed Development incorporates facilities for the storage of up to 74 bicycles which is a good level of provision relative to the number of bedspaces within the Proposed Development, and in exceedance of BREEAM standards.
- 6.55 There would be a dedicated pick up and drop off area located at Heald Place which would serve the Proposed Development. The TS anticipates that a large proportion of the vehicular trips generated by the Proposed Development would at the start and end of term time. These periods would be managed in accordance with established practice and procedures to ensure staggered arrival / departure of residents.
- 6.56 To support and encourage sustainable modes of transportation, a Travel Plan would be implemented including the appointment of a Travel Plan coordinator. It is aimed to ensure the percentage of movements to and from the Site made via car stays below 5% of the total number of movements made each year.
- 6.57 In terms of access into the Site, the primary points of pedestrian entry would be to the front from Moss Lane East while a side-entrance on to Heald Place would be utilised for those who own bicycles and as the waste pick-up point. There would be suitable access for wheelchair users in accordance with Building Regulations Part M.
- 6.58 Overall, the Proposed Development would be highly accessible and is located to ensure good access to the City's main economic drivers, including the Regional Centre and the Oxford Road Universities. The Proposed Development does not result in any adverse impacts on the local road network and would not be car dependent thus reducing carbon emissions, according with the requirements of CS policies CC5, TP1 and TP2 and chapter 9 of the NPPF.

## **Biodiversity and Arboriculture**

- 6.59 The application is supported by a Preliminary Ecological Appraisal and a number of bat survey reports (prepared by Middlemarch). The former concludes that redevelopment of the relatively small Brownfield site would not have an impact on designated sites or Priority Habitat. The key ecological features on Site are existing vegetation and the bat roost potential of the existing buildings.
- 6.60 Subsequent emergence and re-entry bat surveys are submitted in support of the application. These conclude the presence of common pipistrelle bats within no. 470-472. No roosts were identified within no. 466-468. Given the presence of bats it will be necessary to obtain a license from Natural England to ensure no harm arises and with a method statement required to demonstrate that the favourable conservation status of the bat population will be maintained.
- 6.61 The application is supported by a Biodiversity Net Gain Assessment which demonstrates that through enhanced planting in the form of ground level landscaping and sedum roofs that the Proposed Development can in fact deliver a net-gain of 12% in terms of biodiversity units compared to the Site's existing condition.
- 6.62 In terms of trees, the application is supported by an Arboricultural Impact Assessment and tree Survey. This identifies eight trees within the Site curtilage, including five at the front and three to the rear.
- 6.63 None of the trees are identified as being of high quality with only two of moderate quality (T3 and T8). It is proposed to retain four trees including three to the front and fell four, only one of which is a direct result of development (T8), whereas the other are considered to be in poor condition/ health.
- 6.64 The Proposed Development satisfies the relevant policies of the Core Strategy therefore.

## **Ground Conditions and Drainage**

### **Contamination**

- 6.65 The application is supported by a Phase 1 Desktop Study (prepared by ROC Consulting). This highlights the fact that the Site has only been occupied historically by residential uses, with some limited industrial land uses within the wider area. The greatest contamination risk associated with the Site relates to Made Ground.
- 6.66 Whilst this would not preclude development the report recommends that further investigation of potential contaminants be carried out in order to confirm whether or not remedial works are necessary. Following these standard protocols, the Proposed Development is acceptable and accords with the requirements of CS policy EN18.

### **Flood Risk and Drainage**

- 6.67 The application is supported by a Flood Risk Assessment and Drainage Strategy (prepared by ROC Consulting). The report confirms that the Site is located within Flood Zone 1 of the Environment Agency Flood Risk Map which indicates a low risk of flooding.

- 6.68 In considering options for surface water drainage against the sustainable drainage hierarchy, infiltration is deemed unfeasible given prevailing ground conditions – specifically Made Ground underlain by sandstone. There are no watercourses available within close proximity of the Site.
- 6.69 The only public sewerage infrastructure in the vicinity of the site are all combined sewers, which are utilised by the existing buildings on Site. It is thus proposed to continue this arrangement as the most feasible and viable solution, albeit at an attenuated rate with an attenuation tank to be located below the new-build element. Specifically discharge of surface water from the Site would be restricted to the existing calculated brownfield runoff rate with a 50% betterment applied in line with the Council's standards. The system will be managed and maintained by a designated management company.
- 6.70 Foul water would be drained on a separate system combining in the north-east corner of the site prior to discharging into the public sewer on Moss Lane East. Overall, the Proposed Development would result in a betterment in terms of surface water management and accords with the requirements of CS policy EN14, the Council's adopted guidance note on Sustainable Urban Drainage Systems and chapter 14 of the Framework.

### **Air Quality**

- 6.71 The northern fringes of the Site lie within a designated Air Quality Management Area which runs along much of Moss Lane East towards Oxford Road. The application is supported by a detailed Air Quality Assessment (prepared by Hydrock) which considers both air quality with respect to the amenity of future residents and the impact of the Proposed Development on air quality.
- 6.72 Modelling carried out based on the Council's own data within the vicinity concludes that levels of pollutants (specifically NO<sup>2</sup>, PM<sub>10</sub> and PM<sub>2.5</sub>) within the Site do not exceed national standards and thus there would be no adverse impact on the health and wellbeing of future residents.
- 6.73 Similarly, it is not anticipated that the Proposed Development would materially harm air quality given it is designed to be car-free. Short term issues such as dust created during the construction phase can be suitably mitigated. Overall, the Proposed Development is acceptable and in accordance with CS policies DM1 and EN16.

### **Noise and Ventilation**

- 6.74 The application is supported by a detailed Noise Impact Assessment (prepared by Hann Tucker Associates) which considers the impacts on external noise sources, in particular traffic, on the living conditions of future residents.
- 6.75 The reports concludes that there are no significant constraints to ensuring suitable sound levels within the PBSA building in line with British Standards and World Health Organisation Guidelines.

- 6.76 Standard mitigation measures are proposed including acoustic glazing and acoustically attenuated ventilation in order to reduce the need to open windows.
- 6.77 Internally an enhanced level of soundproofing would be provided between shared communal areas and bedrooms.
- 6.78 A Ventilation Statement (prepared by Futurserv) has also been submitted in support of the application. The report confirms that in order to provide fresh air into the Proposed Development a mechanical ventilation heat recovery (MVHR) system will be incorporated. This will be supported by purge ventilation which residents will be able to control in the interest of purge and overheating comfort.
- 6.79 Waste heat will be recovered by MVHR systems, which is highly energy efficient by virtue of its design, it will assist in reducing heat demand and provide filtered air for residents. In summary, a range of design solutions are incorporated to ensure a good quality of living for future residents in terms of noise protection and ventilation in accordance with CS policy DM1.

## **Infrastructure**

### **Radio and TV Signals**

- 6.80 In line with the Council's validation checklist given the scale and height of the Proposed Development a Television and Radio Reception Impact Assessment (prepared by GTech) has been submitted in support of the application.
- 6.81 The report concludes that the Proposed Development may cause very minor interference to digital terrestrial television reception in a limited localised area however a range of measures can successfully mitigate this if identified to be necessary following completion of the development. There are no identifiable impacts with respect to digital satellite television or radio signals.

### **Broadband**

- 6.82 The Council's validation checklist requires a Broadband Connectivity Assessment ('BCA') to be submitted with planning application to satisfy the provisions of paragraph 114 of the Framework in supporting the expansion of full fibre broadband connections. A BCA (prepared by GTech) has therefore been submitted in support of the application.
- 6.83 The report identifies existing broadband infrastructure within the vicinity operated by BT Openreach and Virgin Media. The former is considered best placed to provide full fibre broadband connection which will subsequently be pursued by the applicant.

## 7. Benefits and Conclusion

- 7.1 The Proposed Development would deliver 261 purpose-built student accommodation bedspaces in a highly sustainable location relative to the campus of the University of Manchester and directly adjacent to the Oxford Road Corridor.
- 7.2 There is a clear and pressing need for new high-quality PBSA schemes in Manchester and this Planning Statement demonstrates how the Proposed Development would satisfy the requirements of Core Strategy H12 in so far as providing the following:
- Being in close proximity to the city's universities and high frequency public transport routes
  - A high-level of energy efficiency through commitment to 'fabric first' principles and reduction in carbon emissions through the introduction of solar photovoltaic panels
  - An appropriate density of development with sufficient infrastructure and amenities within the locality
  - A positive regeneration impact through a range of direct and indirect social and economic benefits
  - A robust management plan which ensures the safety and wellbeing of students and the local community
  - A design which preserves a designated heritage asset, and also responds to prevailing character whilst protecting the amenity of neighbouring residents
  - Certainty regarding deliverability
- 7.3 The Proposed Development represents the optimal location for a PBSA use, located close to the universities and where the development can make a tangible contribution to the success of the Corridor not only as a focus for the knowledge economy but as a vibrant, diverse and culturally rich place which reflects the confidence and energy of Manchester as a city. This requires a strategy of densification to increase the residential population of the Corridor, which this development will deliver.
- 7.4 In terms of quantifiable benefit the Proposed Development constitutes approximately £25 million in terms of investment value, and is expected to contribute £310,000 in GVA each year during its operational life in addition to some £900,000 in student expenditure on local retail and leisure offer.
- 7.5 As summarised above, the Proposed Development would repurpose an existing Grade II listed building with reinstatement of original windows. Whilst there would be some harm to the significance of the listed building this would be less than substantial and would arise from a limited loss of historic fabric from within the building and from the new build element diminishing, to a degree, the prominence of the listed building within the street-scene.
- 7.6 The identified level of harm is outweighed by the benefits of the Proposed Development. The primary benefit is the contribution which the scheme would make to meeting a pressing need for additional high quality PBSA in the city and the role this plays in ensuring the city's higher education establishments can continue to attract the

very best talent from within the UK and around the world furthering the economic success and social diversity of the city. There would also be wider social and economic benefits. The new student population would provide a notable boost to the local retail and leisure economy and contribute to the vibrancy of the wider Oxford Road Corridor. Further the increase in PBSA bedspaces will help to alleviate pressure on traditional housing stock thus freeing up properties currently occupied by students for families and first-time buyers.

- 7.7 The adjoining new-build element has been carefully designed so as to limit its visual impact on the street scene with a material palette which reflects the traditional red brick characteristics of the surrounding area.
- 7.8 The living conditions of neighbouring residents have been considered throughout the design evolution and the supporting plans and reports confirm that there would be no significant adverse impacts on neighbours.
- 7.9 The application is supported by a range of technical documents which confirm the Proposed Development complies with the policies of the adopted Core Strategy. Amongst these are a Transport Statement and Travel Plan which highlight the car-free nature of the Proposed Development and an Environmental Standards Statement which sets out a range of energy efficient and low carbon features which have been designed into the scheme in order to assist the Council in its drive to carbon neutrality. It is also noted that the Proposed Development will deliver in excess of 10% biodiversity net-gain.
- 7.10 In conclusion the Proposed Development would satisfy an urgent need for new PBSA bedspaces in Manchester at a location and density which provides maximum benefit within the wider strategic context of supporting the growth of the city's knowledge economy.
- 7.11 The proposal is of a high quality which has been sensitively designed where adverse effects are avoided wherever possible, minimised and outweighed by the benefits of the scheme. The proposed development accords with the provisions of the adopted Development Plan, the principles for PBSA development endorsed by the Council's Executive Committee in December 2020 and the NPPF. The Proposed Development would be a positive addition to the city and the applicant therefore respectfully requests that planning permission be forthcoming without delay.

# Appendix 1: Schedule of Supporting Documents

## Planning Application

| Document                                              |                    | Author                    |
|-------------------------------------------------------|--------------------|---------------------------|
| Application Form                                      |                    | Turley                    |
| Covering Letter                                       |                    | Turley                    |
| Planning Statement                                    |                    | Turley                    |
| Design and Access Statement                           |                    | Carson Sall               |
| Heritage Statement                                    |                    | Turley                    |
| Air Quality Assessment                                |                    | Hydrock                   |
| Archaeological Desk-Based Study                       |                    | Nexus                     |
| BREEAM Pre-Assessment Report                          |                    | Ridge                     |
| Broadband Connectivity Assessment                     |                    | GTech Surveys Limited     |
| Contaminated Land Report                              |                    | ROC Consulting            |
| Crime Impact Statement                                |                    | Greater Manchester Police |
| Daylight & Sunlight Impact on Neighbouring Properties |                    | GIA                       |
| Ecology Report                                        |                    | Middlemarch               |
| Energy/ Ventilation Strategy                          |                    | Futureserv                |
| Environmental Standards Statement                     |                    | Ridge                     |
| Flood Risk Assessment and Drainage Strategy           |                    | ROC Consulting            |
| Fire Statement                                        |                    | OFR Consultants           |
| Noise Impact Assessment Report                        |                    | Hann Tucker Associates    |
| Television and Radio Reception Impact Assessment      |                    | GTech Surveys Limited     |
| Transport Statement                                   |                    | RSK                       |
| Travel Plan                                           |                    | RSK                       |
| Drawing                                               | Reference          | Author                    |
| Location Plan Existing                                | CS-1094_MLE-001-SI | Carson Sall               |
| Existing Site Plan                                    | CS-1094_MLE-003-EX | Carson Sall               |
| Contextual North & South Existing GA Elevation        | CS-1094_MLE-006-EL | Carson Sall               |
| Demolition Site Plan                                  | CS-1094_MLE-004-EX | Carson Sall               |
| Proposed Site Plan                                    | CS-1094_MLE-005    | Carson Sall               |
| GA-Basement Floor Plan                                | CS-1094_MLE-099-GA | Carson Sall               |

|                                                |                 |             |
|------------------------------------------------|-----------------|-------------|
| GA-Ground Floor Plan                           | CS-1094_MLE-100 | Carson Sall |
| GA-1 <sup>st</sup> Floor Plan                  | CS-1094_MLE-101 | Carson Sall |
| GA-2 <sup>nd</sup> Floor Plan                  | CS-1094_MLE-102 | Carson Sall |
| GA-3 <sup>rd</sup> -6 <sup>th</sup> Floor Plan | CS-1094_MLE-103 | Carson Sall |
| GA-7 <sup>th</sup> Floor Plan                  | CS-1094_MLE-107 | Carson Sall |
| GA-8 <sup>th</sup> Floor Plan                  | CS-1094_MLE-108 | Carson Sall |
| GA-Roof Plan                                   | CS-1094_MLE-109 | Carson Sall |
| Proposed Section AA                            | CS-1094_MLE-200 | Carson Sall |
| Proposed Section BB                            | CS-1094_MLE-201 | Carson Sall |
| Proposed Section CC                            | CS-1094_MLE-202 | Carson Sall |
| Proposed Partial Section AA                    | CS-1094_MLE-203 | Carson Sall |
| Proposed North Elevation                       | CS-1094_MLE-300 | Carson Sall |
| Proposed North Elevation<br>(Courtyard)        | CS-1094_MLE-301 | Carson Sall |
| Proposed East Elevation                        | CS-1094_MLE-302 | Carson Sall |
| Proposed South Elevation                       | CS-1094_MLE-303 | Carson Sall |
| Proposed West Elevation                        | CS-1094_MLE-304 | Carson Sall |
| Contextual Elevation East and<br>West          | CS-1094_MLE-305 | Carson Sall |
| Contextual Elevation North and<br>South        | CS-1094_MLE-306 | Carson Sall |

### Listed Building Consent Application

| Document                        |                    | Author      |
|---------------------------------|--------------------|-------------|
| Application Form                |                    | Turley      |
| Covering Letter                 |                    | Turley      |
| Planning Statement              |                    | Turley      |
| Design and Access Statement     |                    | Carson Sall |
| Heritage Statement              |                    | Turley      |
| Archaeological Desk-Based Study |                    | Nexus       |
| Drawing                         | Reference          | Author      |
| Location Plan Existing          | CS-1094_MLE-001-SI | Carson Sall |
| Existing Site Plan              | CS-1094_MLE-003-EX | Carson Sall |
| Basement Floor Plan Existing    | CS-1094_MLE-EX-150 | Carson Sall |

|                                           |                    |             |
|-------------------------------------------|--------------------|-------------|
| Basement Floor Plan Proposed              | CS-1094_MLE-EX-099 | Carson Sall |
| Basement Floor Plan Demolition            | CS-1094_MLE-EX-160 | Carson Sall |
| Ground Floor Plan Existing                | CS-1094_MLE-EX-151 | Carson Sall |
| Ground Floor Plan Proposed                | CS-1094_MLE-EX-100 | Carson Sall |
| Ground Floor Plan Existing                | CS-1094_MLE-EX-151 | Carson Sall |
| First Floor Plan Existing                 | CS-1094_MLE-EX-152 | Carson Sall |
| First Floor Plan Proposed                 | CS-1094_MLE-EX-152 | Carson Sall |
| First Floor Plan Demolition               | CS-1094_MLE-EX-162 | Carson Sall |
| Second Floor Plan Existing                | CS-1094_MLE-EX-153 | Carson Sall |
| Second Floor Plan Proposed                | CS-1094_MLE-EX-102 | Carson Sall |
| Second Floor Plan Demolition              | CS-1094_MLE-EX-163 | Carson Sall |
| Roof Plan Existing                        | CS-1094_MLE-EX-154 | Carson Sall |
| Roof Plan Proposed                        | CS-1094_MLE-EX-154 | Carson Sall |
| Section A-A Existing                      | CS-1094_MLE-EX-250 | Carson Sall |
| Section A-A Proposed                      | CS-1094_MLE-EX-200 | Carson Sall |
| Section A-A Demolition                    | CS-1094_MLE-EX-260 | Carson Sall |
| Section B-B Existing                      | CS-1094_MLE-EX-251 | Carson Sall |
| Section B-B Proposed                      | CS-1094_MLE-EX-201 | Carson Sall |
| Section B-B Demolition                    | CS-1094_MLE-EX-261 | Carson Sall |
| Section C-C Existing                      | CS-1094_MLE-EX-252 | Carson Sall |
| Section C-C Proposed                      | CS-1094_MLE-EX-202 | Carson Sall |
| Section C-C Demolition                    | CS-1094_MLE-EX-262 | Carson Sall |
| Front Elevation Existing                  | CS-1094_MLE-EX-350 | Carson Sall |
| Front Elevation Proposed                  | CS-1094_MLE-EX-300 | Carson Sall |
| Rear Elevation Existing                   | CS-1094_MLE-EX-352 | Carson Sall |
| Rear Elevation Proposed                   | CS-1094_MLE-EX-302 | Carson Sall |
| Side Elevation A Existing                 | CS-1094_MLE-EX-353 | Carson Sall |
| Side Elevation A Proposed                 | CS-1094_MLE-EX-303 | Carson Sall |
| Side Elevation B Existing                 | CS-1094_MLE-EX-351 | Carson Sall |
| Side Elevation B Proposed                 | CS-1094_MLE-EX-301 | Carson Sall |
| Basement Reflective Ceiling Plan Existing | CS-1094_MLE-EX-550 | Carson Sall |
| Basement Reflective Ceiling Plan          | CS-1094_MLE-EX-500 | Carson Sall |

|                                                     |                    |             |
|-----------------------------------------------------|--------------------|-------------|
| Proposed                                            |                    |             |
| Ground Floor Level Reflective Ceiling Plan Existing | CS-1094_MLE-EX-551 | Carson Sall |
| Ground Floor Level Reflective Ceiling Plan Proposed | CS-1094_MLE-EX-501 | Carson Sall |
| First Floor Level Reflective Ceiling Plan Existing  | CS-1094_MLE-EX-552 | Carson Sall |
| First Floor Level Reflective Ceiling Plan Proposed  | CS-1094_MLE-EX-502 | Carson Sall |
| Second Floor Level Reflective Ceiling Plan Existing | CS-1094_MLE-EX-553 | Carson Sall |
| Second Floor Level Reflective Ceiling Plan Proposed | CS-1094_MLE-EX-503 | Carson Sall |
| Reinstated Windows                                  | CS-1094_MLE-EX-600 | Carson Sall |
| Proposed Reinstated Windows                         | CS-1094_MLE-EX-601 | Carson Sall |
| Proposed Typical Wall Finishes                      | CS-1094_MLE-EX-602 | Carson Sall |
| Proposed Smoke Riser Details                        | CS-1094_MLE-EX-603 | Carson Sall |
| Proposed Lift Riser Details                         | CS-1094_MLE-EX-604 | Carson Sall |

## **Appendix 2: Letter of Support from University of Manchester**

23<sup>rd</sup> November 2022

**Andrew Bickerdike**

Director

Turley

Dear Andrew

**CitySide Student Housing Proposal, at 466-468 and 470-472 Moss Lane East, Manchester, M14 4PJ**

Following our recent discussions regarding the proposed CitySide student housing scheme at the above site, I am writing to you to confirm the University's position.

It is our understanding that the scheme will provide 261 bedrooms; 54, 1 bed studio flats (on 51 week tenancies), and 207 beds in 25 ensuite cluster flats of 5 to 13 beds (on 44 week tenancies). The indicative starting rents are £170 per week blend on the clusters, and £220 per week blend on the studios. We have also had sight of the indicative plans of the building, together with further information on room schedules, amenity provisions, and building management.

The University has reviewed the nature of the proposed scheme, its target market and the type of accommodation to be delivered against the University's Guidance on Responding to Third Party Requests for Planning Application Support to the Relevant Local Authority for Purpose Built Student Accommodation (PBSA).

Due to the need for affordable accommodation in Manchester, it is the University's position that minimal studio provision should be included in any new build student scheme. Although the majority of the provision in this proposal is single ensuite bedrooms in cluster flats, a further reduction in the studio element would therefore be preferable.

However, on balance the proposal does provide appropriate accommodation in a suitable location. I can therefore confirm that The University is willing to provide support in principle for the proposed scheme.

Yours sincerely



**Diana Hampson OBE**

**Director of Estates, University of Manchester**

**Appendix 3: Letter of Support from Councillors  
Mahadi Sharif Mahamed and  
Erinma Bell**



**Councillor Mahadi Sharif Mahamed**  
Labour Member for Moss Side Ward



**MANCHESTER  
CITY COUNCIL**

Telephone +44 (0)7970 734627 (Mobile)

Telephone +44 (0)161 234 3235 (Town Hall)

[cllr.m.sharif-mahamed@manchester.gov.uk](mailto:cllr.m.sharif-mahamed@manchester.gov.uk)

C/o Members Services, PO Box 532,  
Town Hall, Manchester, M60 2LA

Date 29<sup>th</sup> June 2022

Dear Ben,

Please see the below letter of support that we will send to the planning officers once the planning application is submitted.

**Re: Cityside Student Accommodation proposal at 466-468 and 470-472 Moss Lane East,**

**Manchester, M14 4PJ**

We have been contacted by the above developer regarding the proposed student accommodation on Moss Lane East. We have had a few meetings to discuss what their plans are and how this could improve the area

We have reviewed the proposed scheme and had a walkabout around the site and the neighbouring streets. We do not have any issues with this.

We think the proposed development will improve the physical appearance of the area and bring much needed investment and local jobs into Moss Side.

The developer is proposing a good quality scheme that seems to provide high quality living and communal spaces. The developer has also mentioned that they are aiming for a highly sustainable scheme something that we support and think Manchester City Council will support it too.

We understand that among other things, the developer will improve the streetscape around the development, something which we think would be welcomed by the residents in the area.

Please accept this as a confirmation of support for the planning application.

On behalf of Cllr Mahadi Sharif Mahamed and Cllr Erinma Bell.

Mahadi Sharif Mahamed  
Councillor for Moss Side

## **Appendix 4: Consultation Leaflet**

## PARK-SIDE MANCHESTER

### PROPOSED STUDENT ACCOMMODATION



This leaflet is to provide details for an up coming planning application for the redevelopment of a site intersecting Heald place and Moss Lane East. The proposal will help meet a clear need for purpose built student housing in the city, helping to free up much needed family housing and reduce parking pressure in areas such as this. Our proposal will provide a high quality student scheme for around 261 students whilst achieving a Breeam excellent sustainability rating.



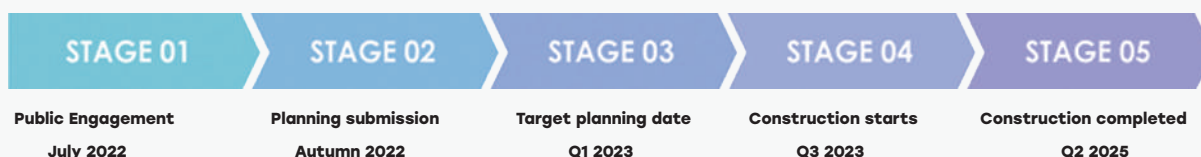
- Breeam Excellent sustainability rating.
- Creation of local jobs and local employment opportunities.
- Enhanced visual surveillance around the park
- High quality design and materials.
- Considerate construction.
- Retention and re use of a listed building.
- Secure cycle spaces for residents
- Car free scheme, so no increase in parking.

\*Have your say on the proposal before 5th August 2022. Please contact the email address below.

**Contact**  
[mosslaneconsultation@gmail.com](mailto:mosslaneconsultation@gmail.com)



## Development Programme



## **Appendix 5:   PBSA Market Demand Report**

# Market Demand Report

Moss Lane East, Manchester

CS Moss Lane East Ltd

August 2022



# Introduction and Client Requirements

## Student Needs Assessment

This Student Need Assessment has been prepared for CS Moss Lane East Ltd in relation to the proposed redevelopment of 261 beds (207 clusters and 54 studios) at Moss Lane East in Manchester. In particular, the report focuses on:

- Site location and area characteristics
- UK Higher Education trends
- Demand at Manchester and University level
- University strategy, performance and investment
- The supply of accommodation in Manchester
- Rental analysis
- The planning pipeline
- The demand pool and student to bed ratio

|                                               |    |
|-----------------------------------------------|----|
| Introduction                                  | 2  |
| Executive Summary                             | 4  |
| Proposed Development & Site Location          | 6  |
| Demand                                        | 9  |
| University Strategy, Investment & Performance | 23 |
| Supply                                        | 30 |
| Rental Analysis                               | 38 |
| Private Rented Accommodation                  | 43 |
| Planning Environment                          | 46 |
| Demand & Supply Dynamics                      | 49 |



# Executive Summary



# Executive Summary

## Manchester Student Accommodation Market

| Factor          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Rating                                                                                |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Demand</b>   | The University of Manchester is the UK's largest single institution and attracted 40,305 full-time students in 2020/21, a 12% increase since 2015/16. Growth is being driven by the University's international population, which has grown by 30% over the last five years and 15% in the last year alone. Manchester Metropolitan University (MMU) has enjoyed positive growth of 10% over the past five years. This performance can be considered strong in relation to a large number of post-1992 peers over the same time period. The University has performed well in its recruitment of postgraduate students, which have significantly grown by 76% over the same period. Acceptances to both universities increased by 20% between 2020/21 and 2021/22 which is indicative of another large increase in student numbers for the current academic year. |    |
| <b>Supply</b>   | There are 26,830 beds in the Manchester market for the 2022/23 academic year, making it the fourth largest PBSA market in the UK behind London, Liverpool and Sheffield. The Manchester market is currently characterised by a legacy of older bed spaces due to limited development over the last decade. Over the last 10 years, the City has seen the second fewest number of new deliveries of any major market, and the lowest net increase in beds of any major market. Consequently, Manchester is home to a significantly larger percentage of standard, shared bathroom bed spaces than the national average, and a considerably lower percentage of modern en-suite rooms.                                                                                                                                                                            |    |
| <b>Pipeline</b> | The development pipeline currently stands at 2,132 beds with just over 1,400 beds approved (68%) - a small number for a market of this size. Modelling of the impacts of the development pipeline on the demand supply balance indicates that more students are likely to be forced into HMO accommodation without additional beds being delivered to the market.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |
| <b>SBR</b>      | The City-wide student to bed ratio (SBR) stands at 1.91:1, meaning that 24,390 students with a requirement for a bed are currently unable to access one in PBSA. Headroom in the market has grown by 2,410 students between 2016/17 and 2020/21, meaning that demand is not keeping pace with supply and more students are being forced into the HMO market. Conservative demand pool growth modelling of 1.5% indicates that 5,385 more students will be forced into HMOs by 2029/30 even if all schemes in the development pipeline are delivered to the market. At current levels of demand pool growth (3.2% p/a), this could rise as high as 14,772.                                                                                                                                                                                                       |   |
| <b>Location</b> | The proposed development site is located immediately adjacent to Whitworth Park and within seven minutes' walk of the main entrance to the University of Manchester. All of the University's key buildings are easily accessible by sustainable transport methods, as is Manchester Metropolitan University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |

# Proposed Development and Site Location

Location and Area Characteristics



# Site Location

Moss Lane East comprises of land and property located at 466-472 Moss Lane East, adjacent to Whitworth Park. The scheme will provide 261 bedrooms, consisting of 54 studios (including accessible rooms) and 207 cluster rooms.

The scheme will also provide a range of amenity spaces including study rooms and booths, collaboration spaces, lounges, cinema, gym, games room, karaoke/entertainment space, bike storage, and a well-being room. A community hub facility will also be incorporated on the ground floor for use by local residents.

The University of Manchester now operates from three main campuses, all of which are easily accessible by sustainable methods (Fallowfield and North campuses are easily accessible via bus routes). Manchester Oxford Road Railway Station (25 minutes by foot) offers onward travel to London and Edinburgh (and the rest of the UK). Manchester Metropolitan University's All Saints Campus is also a 21 minute walk away. The amenities of the City Centre and the Arndale Shopping Centre are also easily accessible within 25 minutes via bus or a similar walk.

## Moss Lane East, Proposed Development



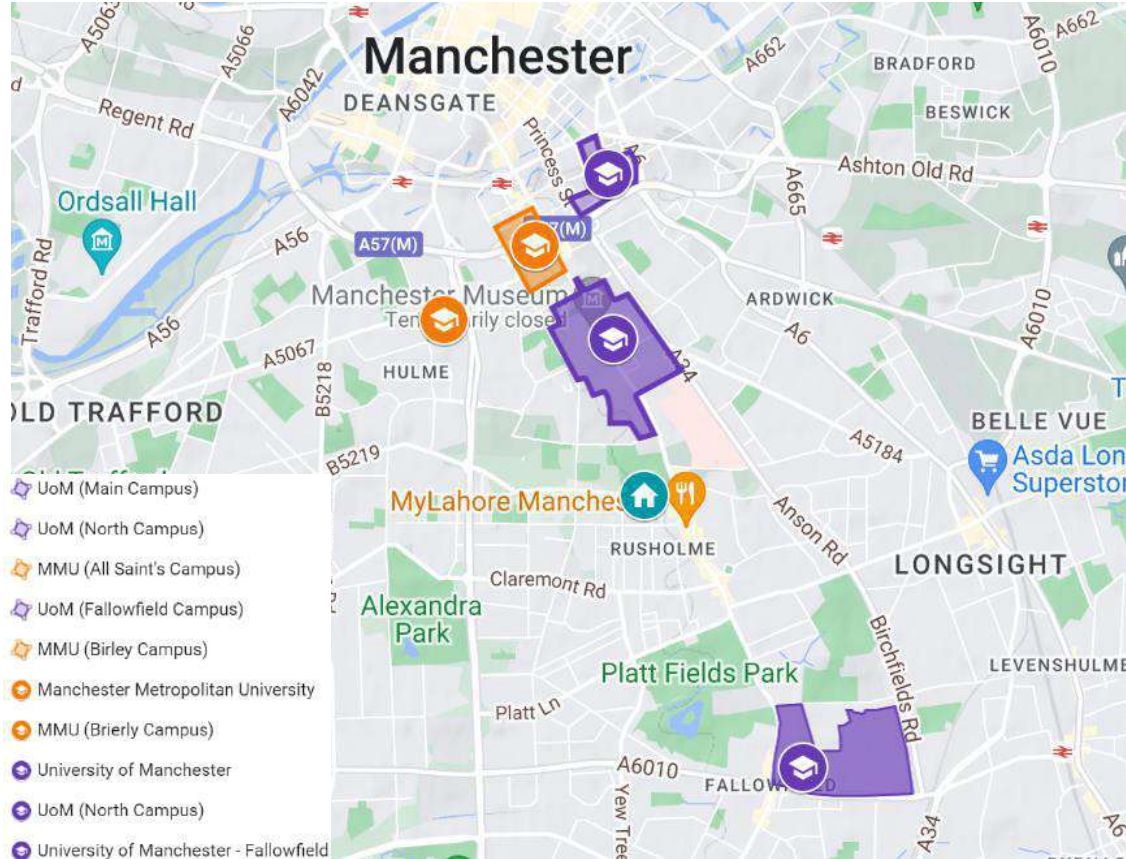
Source: Design and Access Statement (CarsonSall), July 2022

| Amenity                   | Travel time | Method  |
|---------------------------|-------------|---------|
| UoM Main Building         | 7 minutes   | Walking |
| Fallowfield Campus        | 25 minutes  | Walking |
| South Campus              | 13 minutes  | Walking |
| North Campus              | 16 minutes  | Bus     |
| MMU All Saints Campus     | 21 minutes  | Walking |
| City Centre               | 25 minutes  | Bus     |
| Arndale Shopping Centre   | 24 minutes  | Bus     |
| Oxford Road Train station | 27 minutes  | Walking |

# Proposed Development

## Moss Lane East, Manchester

### Site Context



Source: Google Maps adapted by Cushman & Wakefield



The map adjacent highlights the location of the proposed development in the context of the wider Manchester campus environment, whilst the map above highlights the Rusholme area in Manchester. As can be seen, the site is ideally located for both institutions – the University of Manchester and Manchester Metropolitan University. The site is particularly close to the University of Manchester's North campus.

The area of Rusholme is a very popular student area, comparable to Fallowfield, however with slightly cheaper rents.

# Demand

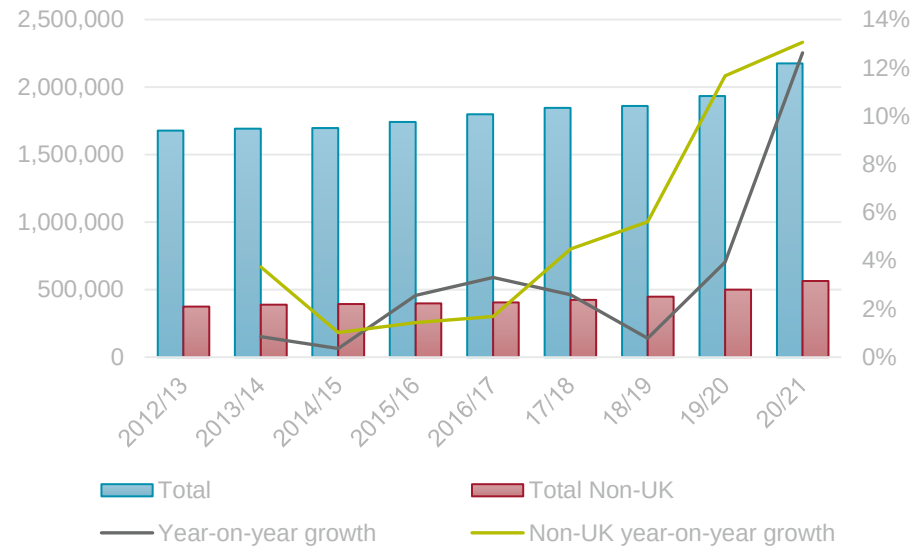
Demand for student accommodation – national trends and Manchester analysis



# Student Number Growth

## More Students from All Domiciles

Student Number Growth Over Time



Source: HESA

The chart adjacent shows levels of full-time student number growth since changes to the UK tuition fee system in 2012/13. As can be seen, growth from both the UK and non-UK student population have been significant over time.

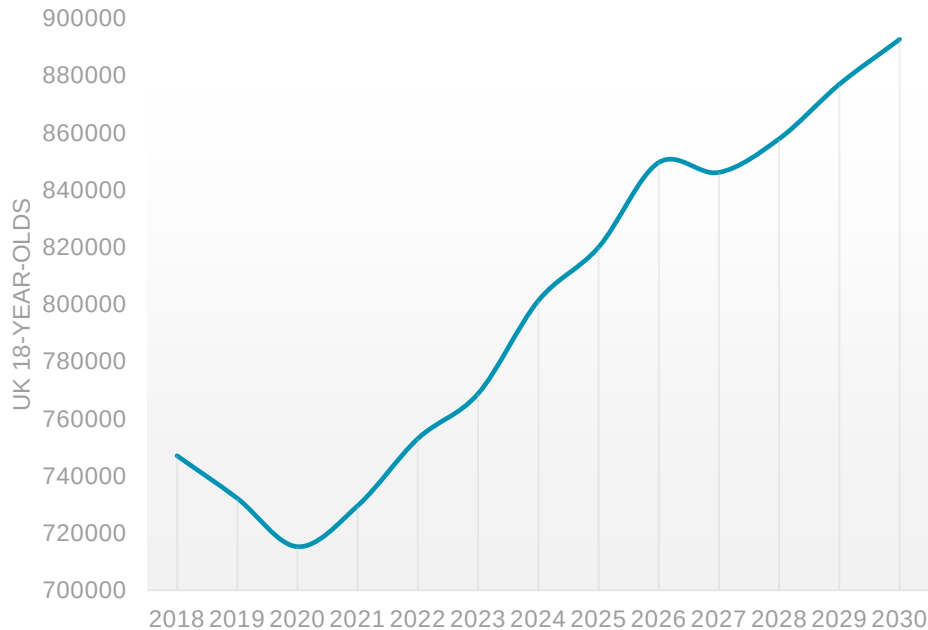
The number of students from outside the UK now totals over 560,000 students, with growth of 43% over this period. UK student numbers have also continued to grow, (+27%) despite the demographic dip in UK 18-year-olds between 2016 and 2020 (examined overleaf).

This 8% single year increase between 2019/20 and 2020/21 equates to the same percentage increase in students nationally as was seen between 2015/16 and 2019/20. The increase is more significant than the 6% increase seen in 2009/10 following The Great Recession.

# Demographic Change

## Growing Numbers of UK 18-Year-Olds

### Demographic trends in UK 18-year-olds



Source: ONS

In 2016, the UK entered into a demographic dip of its 18-year old population, with this cohort falling by 4% alone between 2018 and 2020 (the equivalent of nearly 32,000 people).

The demographic dip in this population was particularly damaging to largely UK-recruiting institutions which saw a natural fall in their number of potential recruits.

Prior to the COVID-19 pandemic, these trends were expected to impact recruitment until the 2022/23 academic year when institutions would theoretically have seen a full cycle of an increased number of 18-year-olds in Higher Education. However, it can be argued that the impacts of the pandemic have somewhat negated this trend, with an increased number of 18-year-olds overall applying to UK universities.

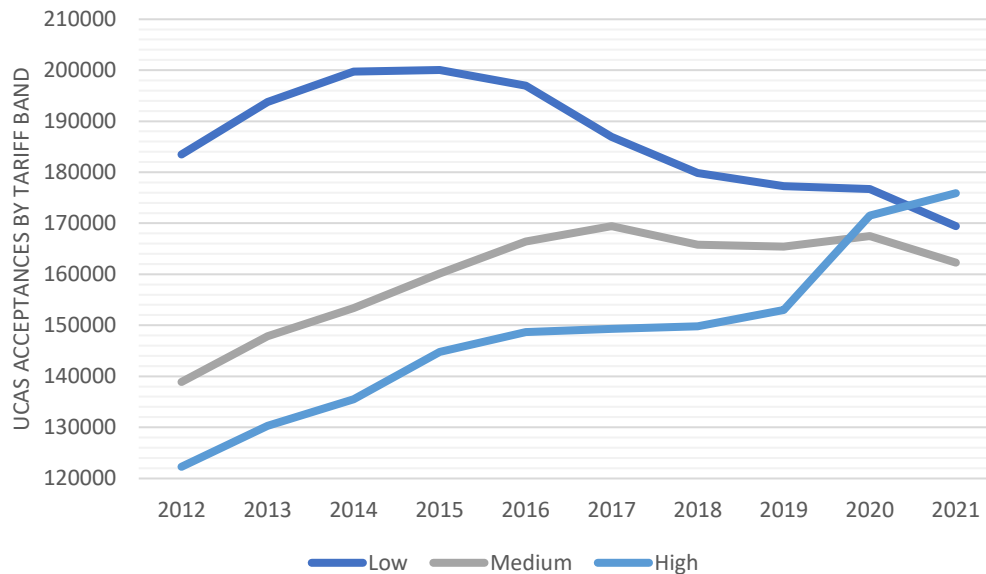
UK Higher Education is therefore well placed to benefit from an increased overall participation rate and the overall increase in the 18-year-old population that has been seen from 2020. This portion of the population is now forecast to grow by 24.8% to 2030 (the equivalent of 177,327 people).

# UCAS Acceptances by Tariff Band

## 2021/22 Entry

For 2021/22 entry the trend of “winners and losers” in the market has accelerated further, with medium tariff institutions recording their first fall in accepted applicants since 2012. Lower tariff institutions saw a further 3.1% fall in acceptances, whilst acceptances at high tariff institutions continued to grow – up 2.6%.

### UCAS acceptances by tariff band 2012-2021



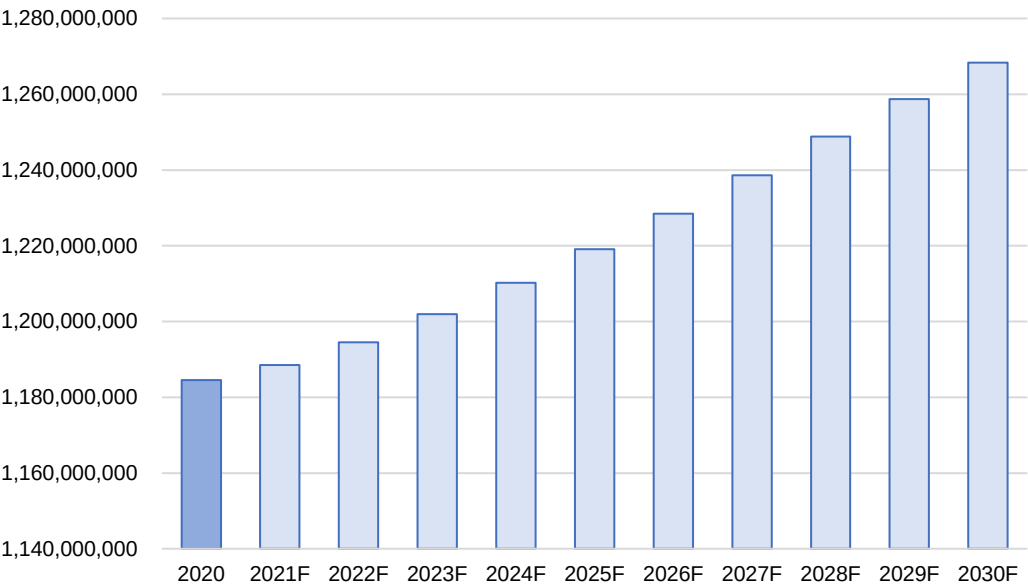
Source: UCAS 2012-2021

# Global Environment

## More Young People

In terms of the population of 15-24-year olds (the key demographic for Higher Education), this portion of the population is expected to grow from 1.18 billion in 2020 to 1.27 billion in 2030.

Global 15-24 Year Old Population Over Time



Source: UIS

Key to future demand for Higher Education is the proportion of the population that is globally mobile and this is explored in more detail overleaf.

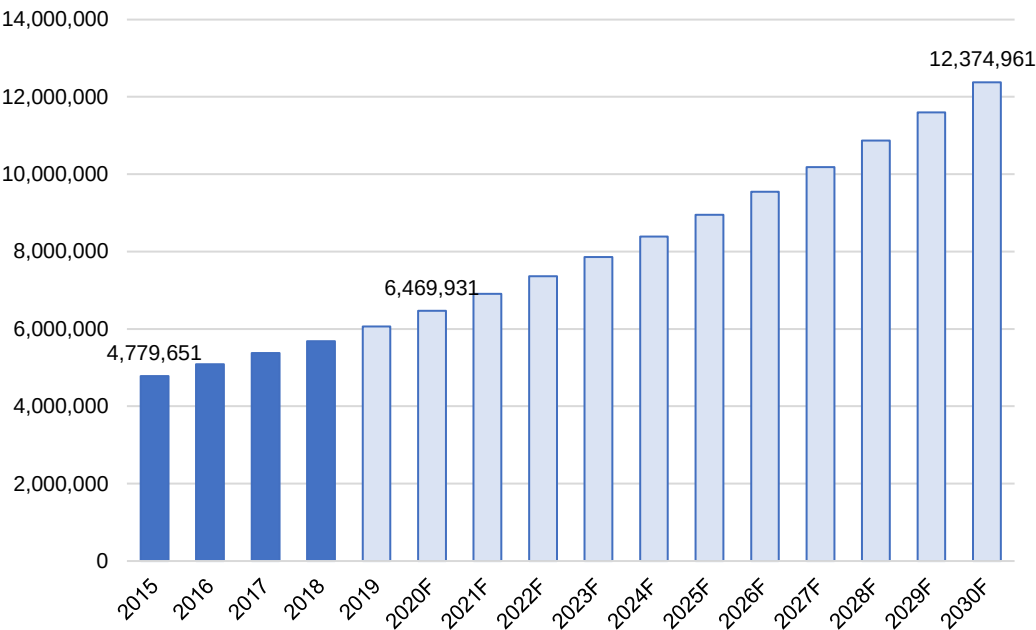
# Global Environment

## More Young People

In 2019, at a global level there were over 6 million internationally mobile students (i.e. typically those holding a non-resident student visa to study at higher education level).

If these trends were to continue to 2030 the number of internationally mobile students would grow to 12.4 million, a figure 160% higher than that seen in 2015 (modelled by Cushman & Wakefield in the chart below).

Globally Mobile Tertiary Education Population



Source: Unesco 2020

# Sources of Student Demand

## Manchester Overview

Manchester is the UK's third largest Higher Education location by number of full-time students after London and Birmingham. The City Council notes that "Manchester is in the top tier for higher education internationally" and has ambitions to be a "world class education hub". The University of Manchester is the largest institution in the UK in terms of full-time students, with Manchester Metropolitan University the 11<sup>th</sup> largest.

### Full-time student number growth 2011/12 to 2020/21

|                       | 2011/12 | 2012/13 | 2019/20 | 2020/21 | Growth<br>2012/13 -<br>2020/21 | Growth<br>2011/12 -<br>2020/21 |
|-----------------------|---------|---------|---------|---------|--------------------------------|--------------------------------|
| Full-time & part-time | 77,220  | 73,350  | 74,795  | 81,470  | 11%                            | 6%                             |
| Full-time             | 64,100  | 61,035  | 66,160  | 71,380  | 17%                            | 11%                            |

Source: HESA 2011/12 to 2020/21

As can be seen from the table, full-time student number growth over this period has been significant at 11% between 2011/12 and 2020/21 (7,280 students) and (10,345 students) between 2012/13 and 2020/21. Crucially, the demography of the student body has also changed over this period, with a growing international student body increasing the demand for quality PBSA bed spaces. This is examined below.

### Full-time student number growth 2011/12 to 2020/21

|              | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2016/17 -<br>2020/21 | 2019/20 -<br>2020/21 | 2012/13 -<br>2020/21 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|----------------------|----------------------|
| Total Non UK | 13,275  | 12,955  | 13,545  | 14,140  | 15,100  | 15,735  | 16,160  | 16,960  | 17,965  | 20,200  | 28%                  | 12%                  | 7,245                |
| Total        | 64,100  | 61,035  | 61,535  | 61,535  | 64,450  | 65,880  | 65,545  | 65,430  | 66,160  | 71,380  | 8%                   | 8%                   | 10,345               |

Source: HESA 2011/12 to 2020/21

As can be seen from the table, since changes to the tuition fee system in 2012/13, students studying in Manchester from outside the UK have increased by 28%, with accelerating growth evident as numbers increased by 2,235 in a single year between 2019/20 and 2020/21. Total non-UK growth over the period 2012/13 to 2020/21 equates to 7,245 students, with this cohort accounting for 70% of all full-time student number growth over this period. Demand by institution is explored later in this section of the Assessment.

# Sources of Student Demand

## Manchester Overview

Emerging evidence for 2021/22 entry from UCAS indicates that overall student numbers in Manchester for this academic year will be even higher than those seen in 2021/22. The following table shows UCAS applications and acceptances at the University of Manchester and Manchester Metropolitan University over time.

Note that Royal Northern College of Music students do not apply directly through UCAS, with students using the Conservatoire system. Therefore, application data for RNCM is unavailable.

### UCAS Applications to University of Manchester and Manchester Metropolitan University

|              | 2016    | 2017    | 2018    | 2019    | 2020    | 2021    | Change<br>2020-<br>2021 |
|--------------|---------|---------|---------|---------|---------|---------|-------------------------|
| Acceptances  | 15,375  | 15,005  | 14,875  | 15,210  | 16,855  | 20,250  | 20%                     |
| Applications | 119,925 | 117,285 | 114,935 | 121,340 | 128,195 | 143,560 | 12%                     |

Source: UCAS 2016-2021

As can be seen from the table, acceptances through the UCAS system for 2021/22 entry are 20% higher than in 2020/21 which is indicative of another large increase in student numbers in Manchester. This 20% increase is double the 10% increase in acceptances seen between 2016 and 2020.

# Sources of Student Demand

## University of Manchester

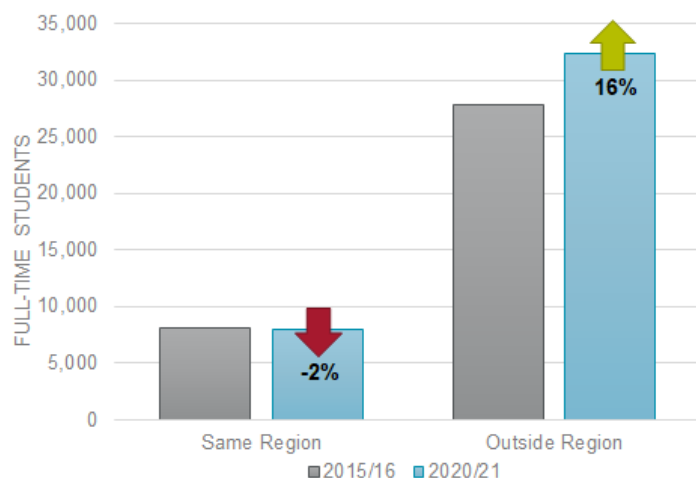
The University of Manchester attracted 40,305 full-time students in 2020/21, making it the largest single institution in the UK. The University has seen a 12% increase in student numbers since 2015/16, with growth accelerating markedly over the last year thanks to increased academic capacity and the growing national and international appeal of the institution. Student numbers grew by a significant 3,565 (10%) between 2019/20 and 2020/21, demonstrating the growing demand for accommodation in the city.

### Full-time student number growth 2015/16 to 2020/21

| Level of Study | 2020/21         |      |                    | 2015/16         |      |                    | Manchester Uni            | UK                        |
|----------------|-----------------|------|--------------------|-----------------|------|--------------------|---------------------------|---------------------------|
| FT & SW        | Student numbers | %    | UK Comparat or (%) | Student numbers | %    | UK Comparat or (%) | Growth 2015/16 to 2020/21 | Growth 2015/16 to 2020/21 |
| UG             | 28,845          | 72%  | 78%                | 27,195          | 76%  | 82%                | 6%                        | 14%                       |
| PG             | 11,455          | 28%  | 22%                | 8,815           | 24%  | 18%                | 30%                       | 46%                       |
| Total          | 40,305          | 100% | 100%               | 36,010          | 100% | 100%               | 12%                       | 19%                       |

Source: HESA 2015-2020

### Student domicile 2015/16 to 2020/21



The student body of the University of Manchester has become more diversified in recent years, with the number of locally domiciled students falling by 2% and the number of students from outside of the North West increasing by 16%, increasing the demand for student accommodation bed spaces.

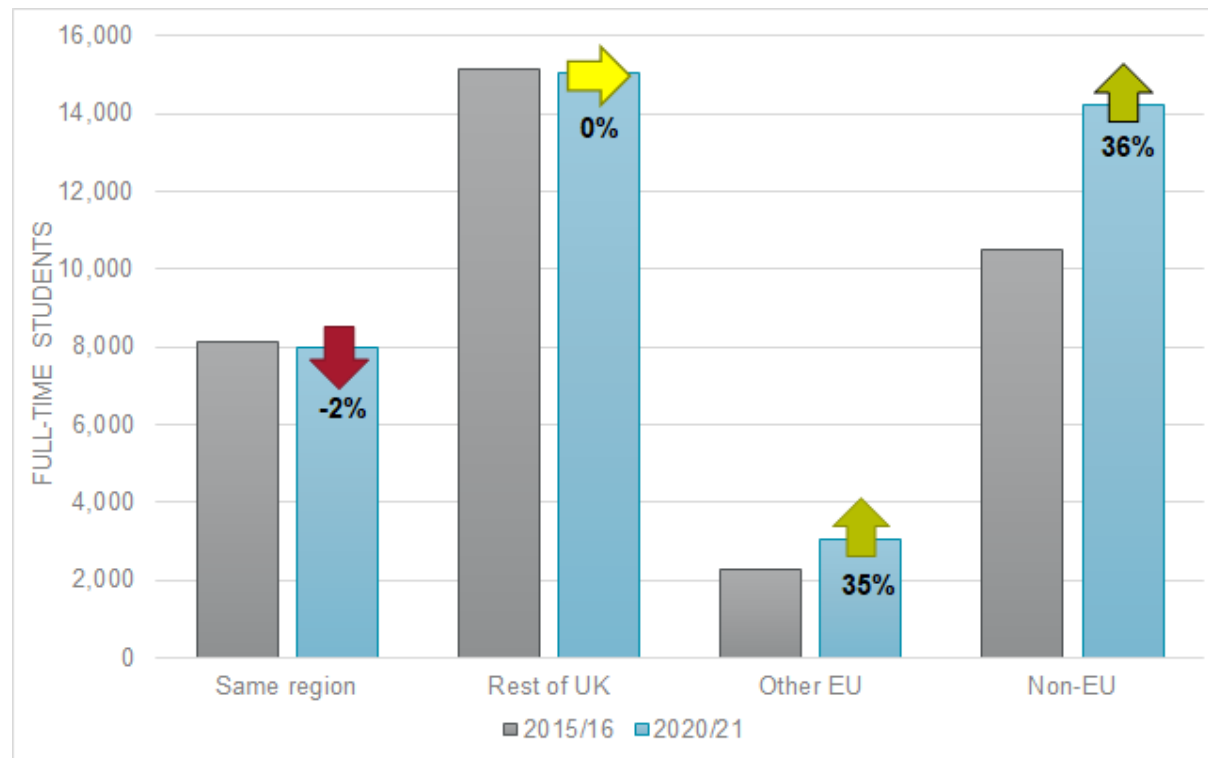
Source: HESA 2015-2020

# Sources of Student Demand

## The University of Manchester

The University's student body has become more diverse, with a 2% fall in students from the North West. While students from the rest of the UK have increased by 9% over the past five year, overall growth has been driven by rising numbers of international students, with EU student numbers growing by 40% and non-EU domiciled students increasing by 22% - equivalent to an overall increase of 3,065 additional international students between 2015/16 and 2020/21. 88% of the student body is domiciled outside of the North West of England, far higher than the 61% national average.

Full-time student number growth 2015/16 to 2020/21



Source: HESA 2015-2020

# University Applications

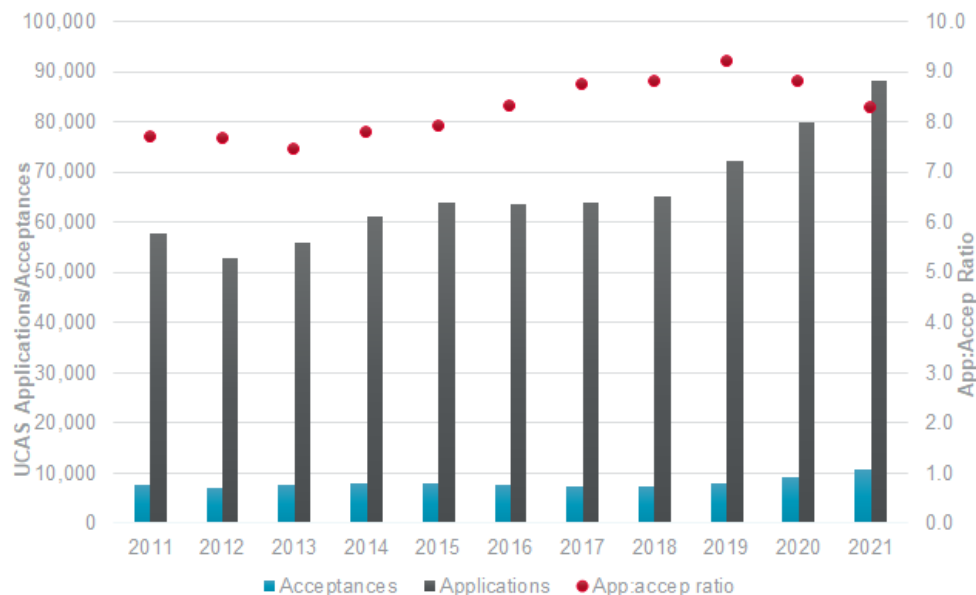
## The University of Manchester

As can be seen from the chart below, applications to the University of Manchester recovered from a dip in 2012 (reflecting wider national trends following changes to the tuition fee system), and reached 88,330 in 2021. Overall, applications have grown 39% since 2016.

The University's applications to acceptances ratio of 8.3:1 is significantly higher than the national average of 6.3:1, which suggests that the University is able to take its pick from a large pool of quality applicants. It should be noted that the applications and acceptances outlined above are representative of those who have applied through the UCAS system only – i.e. UK and EU undergraduate students, and excludes postgraduate students (which have grown considerably over recent years).

As a renowned and research-intensive institution, the University has consistently recruited around 88% of all students through the main UCAS applications scheme over recent years, meaning there is no reliance on Clearing students to maintain or increase student numbers. This rate is in line with other quality institutions such as the University of Nottingham and University of Glasgow.

UCAS applications, University of Manchester 2011-2021



Source: UCAS 2011-2021

# Sources of Student Demand

## Manchester Metropolitan University

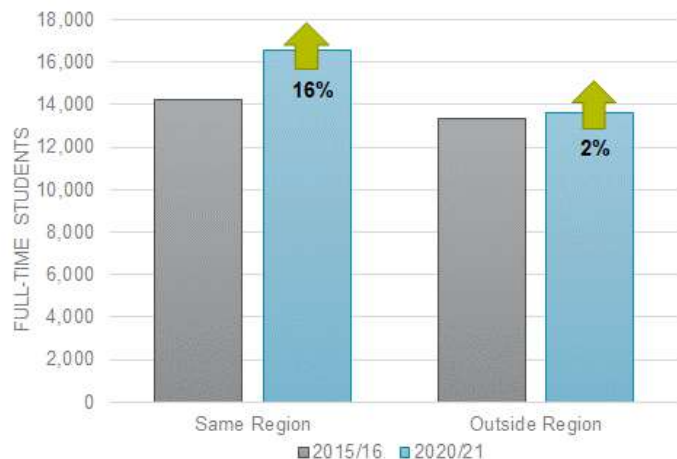
Manchester Metropolitan University has enjoyed positive growth of 10% over the past five years, 2015/16 to 2020/21. This performance can be considered strong in relation to a large number of post-1992 peers over the same time period. The University has performed well in its recruitment of postgraduate students, which have significantly grown by 76% over the same period – an extremely strong performance for a largely teaching-focused University. Undergraduate numbers have grown marginally by 3%, a positive, given the increasingly competitive nature of the higher education sector. Further signs of growth have been observed in recent years, with the overall student body growing by 6% between 2019/20 to 2020/21.

### Full-time student number growth 2015/16 to 2020/21

| Level of Study | 2020/21         |             |                    | 2015/16         |             |                    | Manchester Met            | UK                        |
|----------------|-----------------|-------------|--------------------|-----------------|-------------|--------------------|---------------------------|---------------------------|
| FT & SW        | Student numbers | %           | UK Comparat or (%) | Student numbers | %           | UK Comparat or (%) | Growth 2015/16 to 2020/21 | Growth 2015/16 to 2020/21 |
| UG             | 25,905          | 86%         | 78%                | 25,110          | 91%         | 82%                | 3%                        | 14%                       |
| PG             | 4,290           | 14%         | 22%                | 2,435           | 9%          | 18%                | 76%                       | 46%                       |
| <b>Total</b>   | <b>30,195</b>   | <b>100%</b> | <b>100%</b>        | <b>27,545</b>   | <b>100%</b> | <b>100%</b>        | <b>10%</b>                | <b>19%</b>                |

Source: HESA 2015-2020

### Student domicile 2015/16 to 2020/21



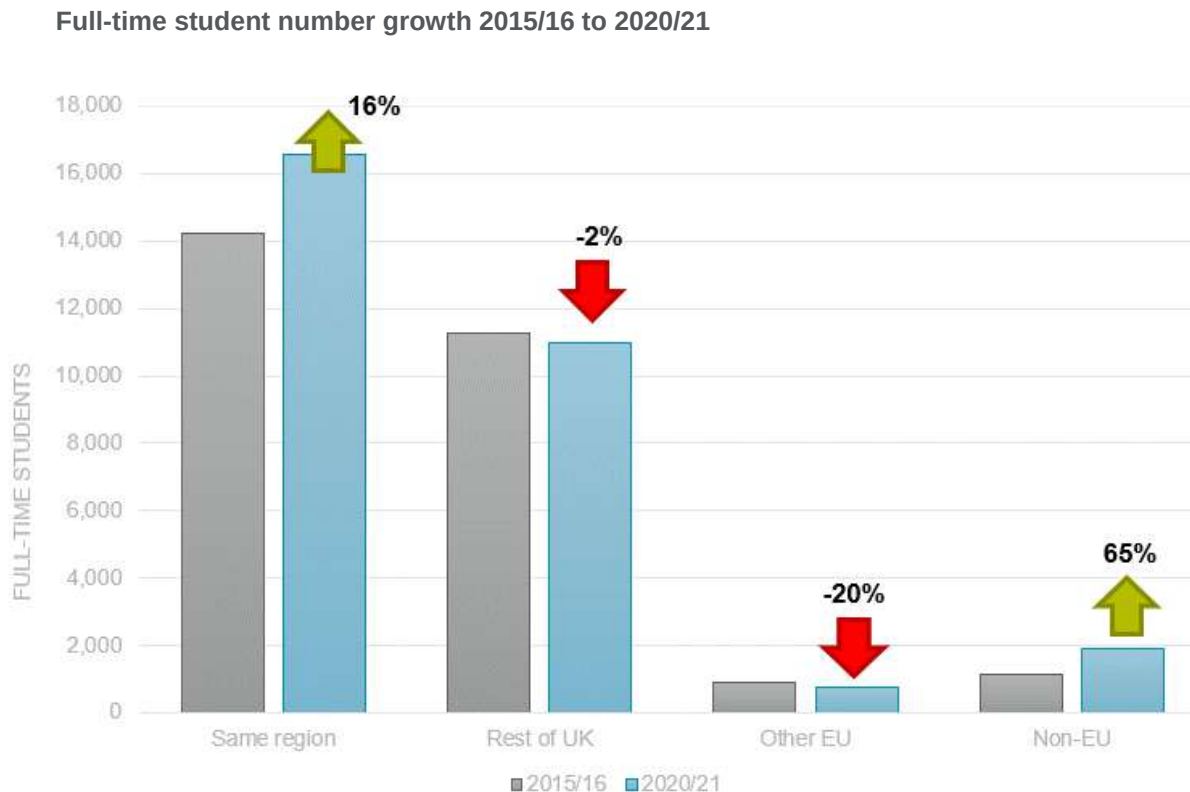
The University's student body has become more localised over the past five years, with students from the North West increasing by 16% (2,335 students), while those from outside of the region have remained stable.

Source: HESA 2015-2020

# Sources of Student Demand

## Manchester Metropolitan University

As stated, the University's student body has become more localised with an 16% rise in students from the North West, while students from the rest of the UK have declined marginally by 4% over the past five years. Overall, international student numbers have increased by 38%, with a 71% rise in non-EU students masking a fall of 8% EU students. This is very positive in terms of demand for student accommodation.



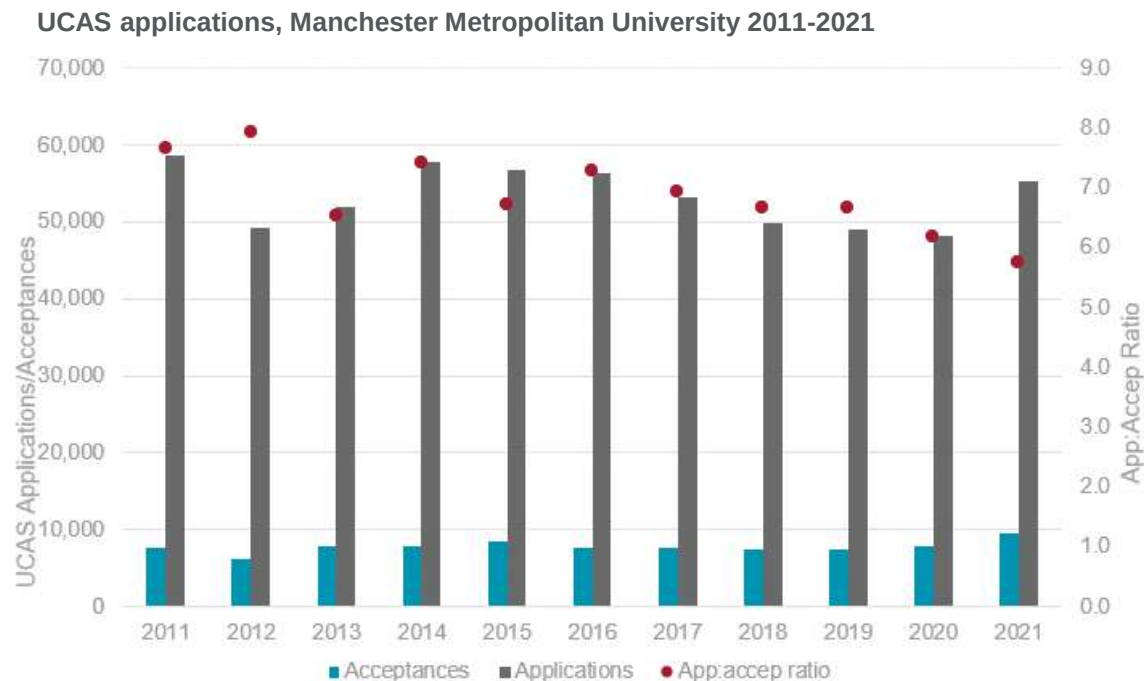
# University Applications

## Manchester Metropolitan University

Applications to study at the Manchester Metropolitan University declined steadily between 2016 and 2020 a result of tough market conditions. However, applications recovered significantly in 2021, with a rise of 14% on the previous year. In 2021 the University received 55,230 applications, acceptances also grew by 23% between 2020 and 2021, signalling a change in fortunes for the institution.

Manchester Metropolitan University's applications to acceptances ratio stands at 5.8:1 in 2021, below the nationally observed average ratio of 6.3:1, indicating that the University has lowered the quality of its intake this year.

It should be noted that the applications and acceptances outlined above are representative of those who have applied through the UCAS system only – i.e. UK and EU undergraduate students, and excludes postgraduate students (which have grown considerably by 76% over recent years).



Source: UCAS 2011-2021

# University Strategy, Investment & Performance

Strategy, Campus Investment and League  
table rankings



# University of Manchester

## Strategic Plan

### Priorities

- Great people doing great things
  - Wellbeing
- Equality, diversity and inclusion
- An environment and facilities that support our people
  - Our values

### Ambitions

- Be a university to which our students, staff and alumni are proud to belong, and where our values unify us in what we do and how we do it
- Be a place where people can achieve great things, with the finest possible conditions for our staff and students to what they do best and work together as one connected community.
- Embed sustainable, responsible approaches in all our practices, enabling every one of our people to play a part in a healthier future for our planet
- Be committed to equality and diversity, and to equal opportunities for all.
  - Set high expectations of ourselves and hold each other to account for delivery.

### Measures of Success

- 85% employee approval
- To be recognised as Europe's most innovative university .
- Top 5 UK REF Ranking
  - Align to the City's decarbonisation pathway and 2038 target for net zero carbon.
- Top quartile sector position for student satisfaction
- Top 25 in the Global Rankings

# The University of Manchester

## Key Estate Developments



### Manchester Engineering Campus

Completed in 2021, the Manchester engineering campus development (MECD) is a £400+ million investment which houses the faculty of engineering at the University of Manchester. It is now home to almost 7,000 students and 1,300 staff, and has a variety of flexible teaching and learning spaces.



### Henry Royce Institute Hub

Opened in 2020, the Henry Royce Institute is the national body promoting research and applications in advanced materials. The building is a prominent, new landmark on the Manchester skyline at 46 meters high.

The Manchester building enables a wide array of ground-breaking research to be undertaken, including investigations into biomedical materials which are at the cutting-edge of regenerative medicine, and prosthetics and nuclear materials to support the energy sector.



### Innovation District

This 50/50 joint venture between the University of Manchester and Bruntwood SciTec will create a £1.5 billion innovation district. The Innovation District will be home to a global community that will play a vital role in the future of the UK science and technology sector, with the potential to create over 10,000 new jobs in the next 10-15 years.

Place design and placemaking will be central to the development of ID Manchester, which when complete will provide over 4 million square feet of new commercial workspace.

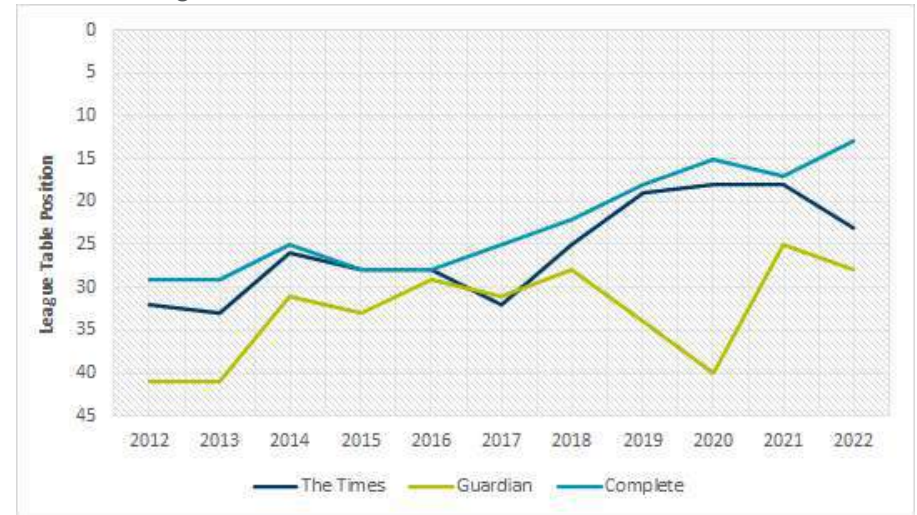
# University of Manchester

## League Table Rankings

The University of Manchester has been consistently ranked in the top 40 UK institutions since 2014 in all three major UK national league tables. In 2022, the University was ranked in 13<sup>th</sup> place by The Complete University, 23<sup>rd</sup> by The Times and 28<sup>th</sup> place by the Guardian.

The institution was also ranked in 8<sup>th</sup> place in the 2021 REF (the same position as in the 2014 edition), with 93% of all research classed as world-leading or internationally excellent, and received a silver award in the recent 2017 Teaching Excellence Framework (TEF).

National League Table Performance 2012-2022



Source: The Guardian, The Complete University Guide, The Times 2012-2022

# Manchester Metropolitan University

## Strategic Vision

### Student Experience

The university aims provide a forward-looking and dynamic approach to teaching, learning and the holistic student experience (including facilities, course delivery, content, support and environment). Placing students at the heart of the University.

### Research

The university will drive for excellence and impact in everything that it does. The university will focus on attracting talented researchers, giving them outstanding support and the environment to succeed.

### International

The university has a global ambition and will focus on building purposeful collaborations which will benefit students, research and the city region.

### Engaged with Business

The university will cultivate multiple relationships, developing their academic offer in partnership with industry to create opportunities for students and drive business productivity and innovation.

# Manchester Metropolitan University

## Key Estate Developments



### Arts & Humanities Building

Completed in 2020, the new flagship Arts & Humanities building offers 12,500sqm of space, and provides an inspirational venue on the Oxford Road corridor for high-quality teaching by award-winning writers, artists and journalists, and further link MMU to the wider city through shared cultural projects.



### New Science and Engineering Campus

The University has outlined plans to demolish the John Dalton buildings and replace them with a new-build science and engineering campus. The 1970's built 33,000 sq. ft John Dalton West building and the larger 135,000 sq. ft John Dalton East buildings sit together North of the MMU Campus. The University has now set out its plans for a £65m redevelopment of the site, which will see both buildings demolished and replaced with a new-build home for the faculty. The build is set to contain a range of flexible and adaptable state of the art amenities that respond to both modern teaching and research needs.



### School of Digital Arts

Opened in 2021, Fielden Clegg Bradley Studios' £35 million digital arts building at MMU features a 22m-tall vertical LED light wall. The development also includes a five-storey building at MMU's All Saints Campus. The 5,600 sqm building provides a new home for the School of Digital Arts (SODA), the facility has been designed to support Greater Manchester's creative and digital industries and create a 'digital skills powerhouse' in the city.

Source: Manchester Metropolitan University

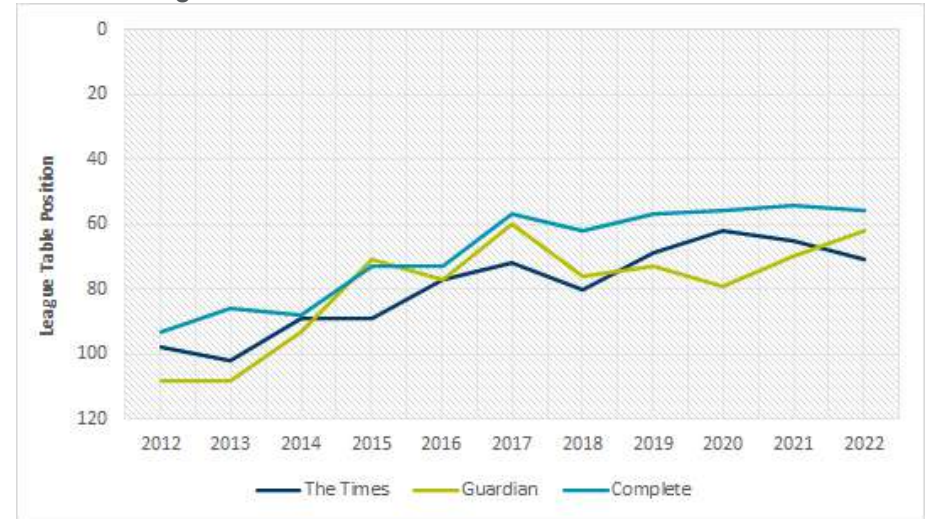
# Manchester Metropolitan University

## League Table Rankings

In 2022, Manchester Metropolitan University was ranked in 56<sup>th</sup> place by the Complete University Guide, 71<sup>st</sup> place by The Times and 62<sup>nd</sup> by The Guardian. The University has consistently been ranked within the top 80 UK institutions for the past five years.

MMU was ranked in 78<sup>th</sup> place in the Research Excellence Framework 2014, and was awarded a Silver in the Teaching Excellence Framework 2017.

National League Table Performance 2012-2022



Source: The Guardian, The Complete University Guide, The Times 2012-2022

# Supply

Purpose-built Student Accommodation in  
Manchester



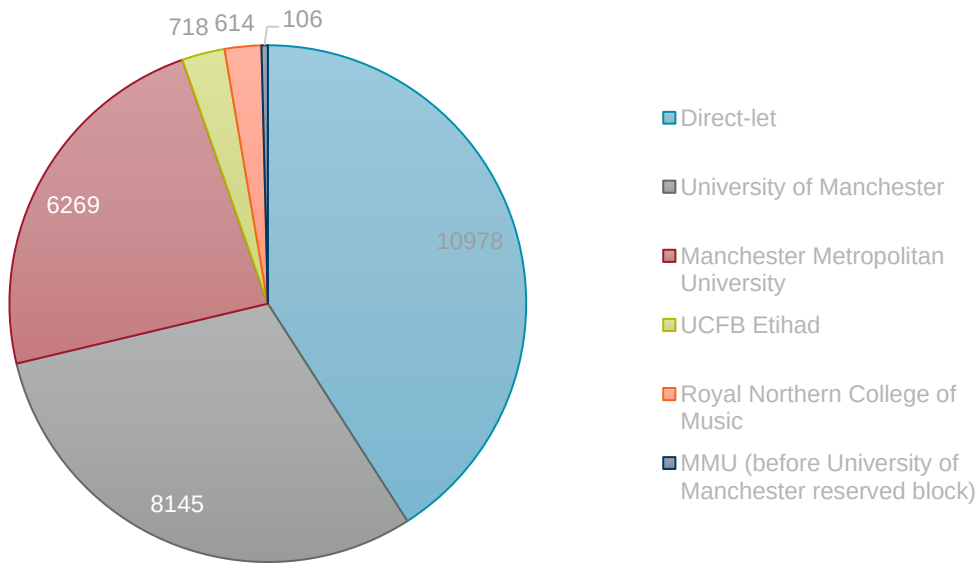
# Supply Overview

## Manchester

In 2022/23 there are 26,830 purpose-built student accommodation bed spaces available to students in the City of Manchester, making it the fourth largest student accommodation market in the UK. Direct let beds make up the largest offering in Manchester (10,978), followed by the University of Manchester (8,145), Manchester Metropolitan University (6,269), and the smaller Manchester based higher education institutions.

Just under 2,500 new bed spaces have been delivered to the market since 2018, including the 1,184 bed University of Manchester Fallowfield Campus schemes, MMU's 484 bed Archway development, Downing Student's River Street Tower (792 beds), Vita Circle Square (383 beds), Unite's Artisan Heights (603 beds, currently nominated by MMU), and Mansion Students' Mansion Point (206 beds). However, over this period a large number of beds have also left the market, including the University of Manchester's 1,075 bed Owens Park development.

Manchester Stock Profile 2022/23



Source: C&W Student Accommodation Tracker 2022/23

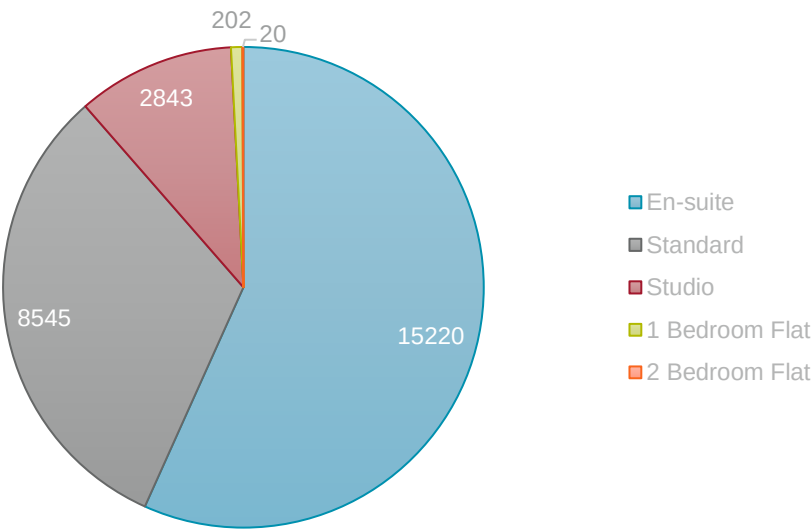
# Supply Overview

## Manchester

PBSA in Manchester is largely located in and around the “Oxford Corridor”, an area just to the south of the City Centre which is bisected by Oxford Road and home to the two major institutions in the city (see map overleaf). Some accommodation is based within the City Centre, with roughly 8,000 located largely in the south and south east of this area of the city. Located just under two miles to the south of the two universities, Fallowfield is one of the most populous student areas in the UK with a small number of private sector PBSA schemes, 4,000 university beds and a vast private rented market.

Due to the older nature of much of the University’s stock, standard bed spaces make up a little over a third of the market (8,545 bed spaces), while studios represent just 11% of beds available, equivalent to 2,843 bed spaces.

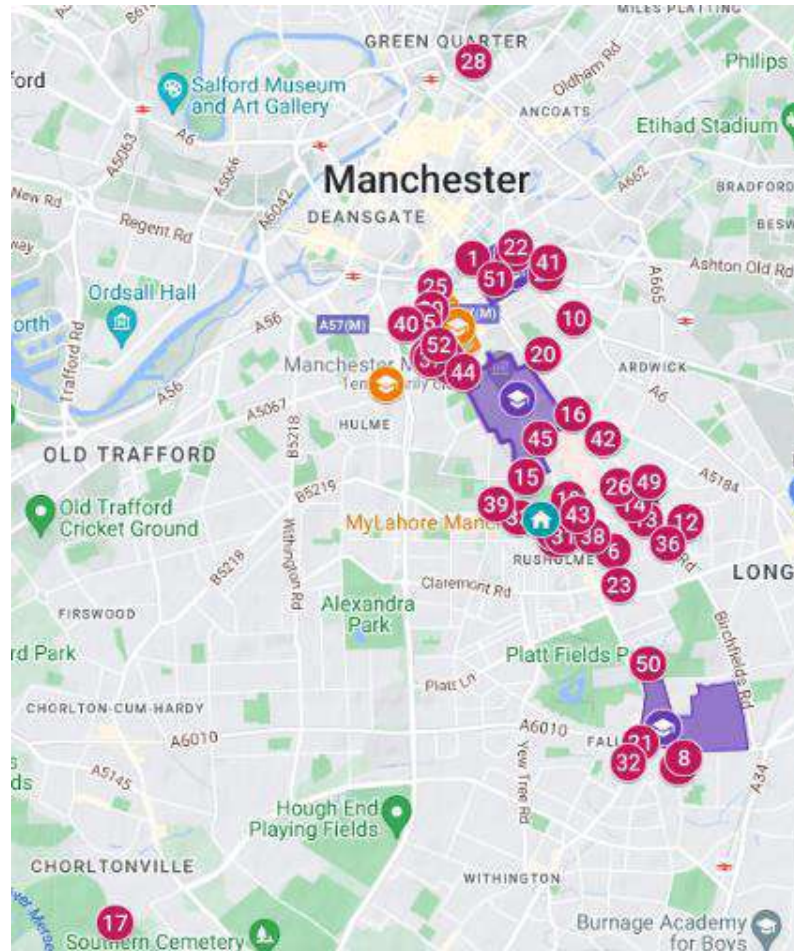
Manchester PBSA by Room Type 2022/23



Source: C&W Student Accommodation Tracker 2022/23

# Supply Overview

## Private PBSA Locations in Manchester



Source: C&W Student Accommodation Tracker 2022/23

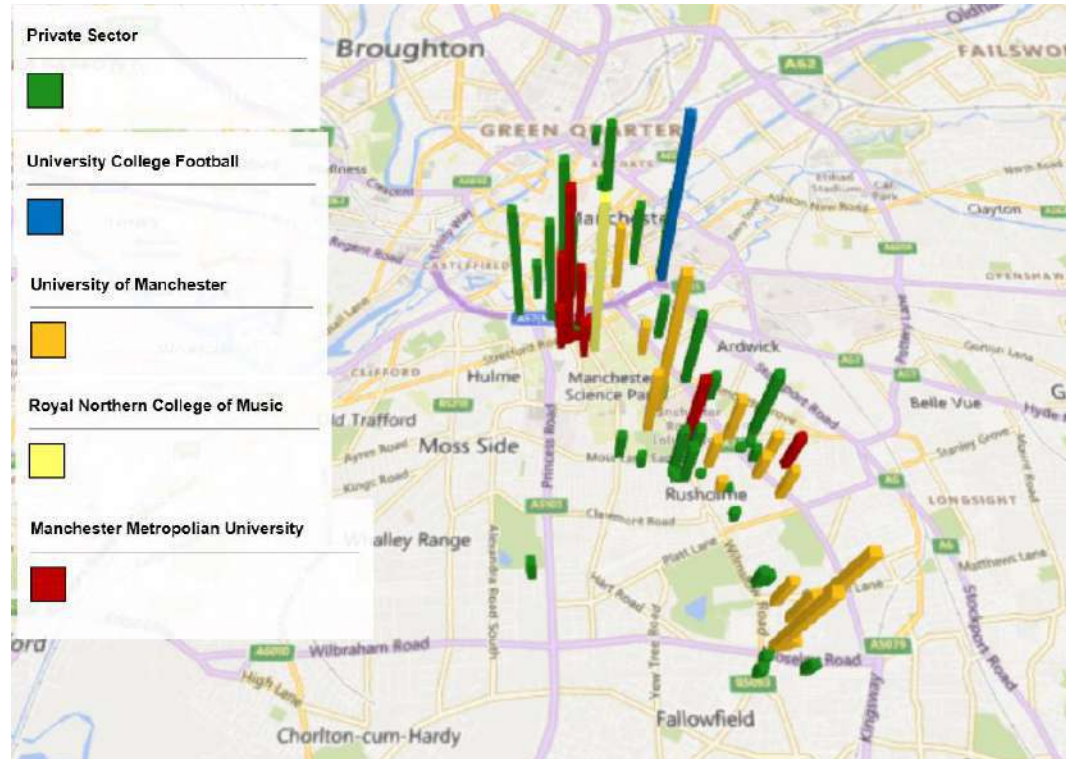
- UoM (Main Campus)
- UoM (North Campus)
- MMU (All Saint's Campus)
- UoM (Fallowfield Campus)
- MMU (Birley Campus)
- Manchester Metropolitan University
- MMU (Brierley Campus)
- University of Manchester
- UoM (North Campus)
- University of Manchester - Fallowfield
- 466-472 Moss Lane East

### Private

- |                          |                                              |
|--------------------------|----------------------------------------------|
| 1 121 Princess Street    | 25 Liberty Heights (formerly Student Castle) |
| 2 75 Heald Grove         | 26 Liberty Park                              |
| 3 Beechwood House        | 27 Liberty Point                             |
| 4 Briarfields Hall       | 28 Manchester Court                          |
| 5 Cambridge House        | 29 Manchester House                          |
| 6 Carfax Court           | 30 Manchester Student Village                |
| 7 Cavendish Place        | 31 Manchester Student Village South          |
| 8 Chancellors Court      | 32 Mayfair Court                             |
| 9 Chandos Hall           | 33 Moss Court                                |
| 10 City Edge Apartments  | 34 Needham Court                             |
| 11 Coniston Hall         | 35 New Medlock House                         |
| 12 Daisy Bank            | 36 Opal Gardens                              |
| 13 Daisybank Villas      | 37 Oxford Court                              |
| 14 Darbshire House       | 38 Oxney House & Gardens                     |
| 15 Denmark Road          | 39 Park View                                 |
| 16 Grafton Street        | 40 Parkway Gate                              |
| 17 Hardy Farm            | 41 Piccadilly Point                          |
| 18 Heald Court           | 42 Q3 Apartments                             |
| 19 Kerria Apartments     | 43 Rusholme Place                            |
| 20 Kincardine Court      | 44 Sir Charles Grove Hall                    |
| 21 Ladybarn House        | 45 The Grafton                               |
| 22 Lambert and Fairfield | 46 Victoria Point 1 & 2                      |
| 23 Langdale Hall         | 47 Victoria Point 3 & 4                      |
| 24 Liberty Central       | 48 Victoria Point 5                          |
|                          | 49 Victoria Point 6                          |
|                          | 50 Weston Court                              |
|                          | 51 Weston Hall                               |
|                          | 52 Element Manchester                        |

# Supply Overview

## Location of Schemes in Manchester by Institution of Offer



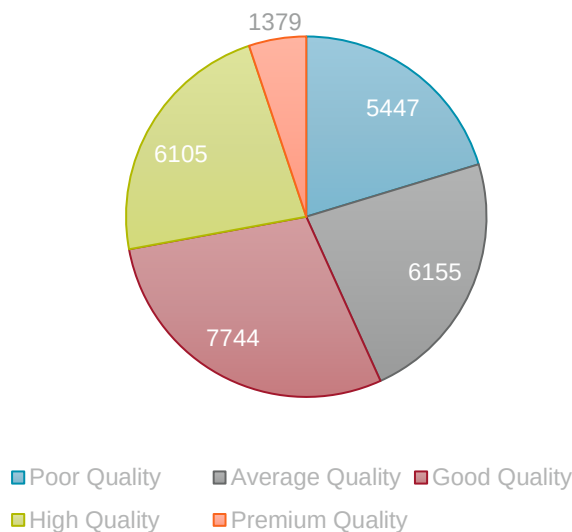
Source: C&W Student Accommodation Tracker 2022/23

Much of the Manchester PBSA market is well located, with over 14,000 beds within a 10-minute walk of the University of Manchester available to students. As can be seen from the map, there are a large number of schemes in and around the Manchester Metropolitan University All Saints campus. There are 6,475 beds in the “M15 6” postcode area which encompasses Hulme and Castlefield, with a little over 5,000 of these within five minutes of the campus. Over 5,000 beds are located in the city centre, mainly in the south of the city, capturing demand from both universities. Schemes in Ardwick/Rusholme/Victoria Park/ Didsbury/ Whalley Range just to the south of the University are all relatively spread out, but there are also significant beds in this area of Manchester, representing under a third of the total number of beds in the market.

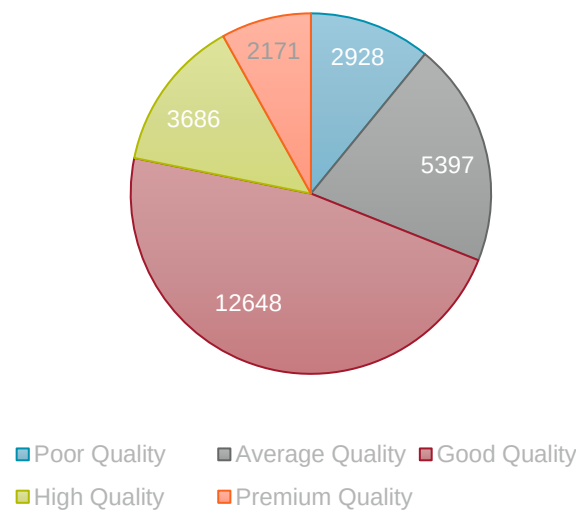
# Accommodation Quality

## Room & Facilities quality in Manchester

Manchester Room Quality 2022/23



Manchester Amenity Quality 2022/23



The quality of the accommodation on offer is a key factor for students deciding where they want to live. Lack of development in Manchester has meant that there are very few high quality schemes available to students in the city. Of the 26,830 beds in Manchester, only 6,105 score highly for room quality; and even fewer (c. 3,000) score highly for the quality of facilities and amenities.

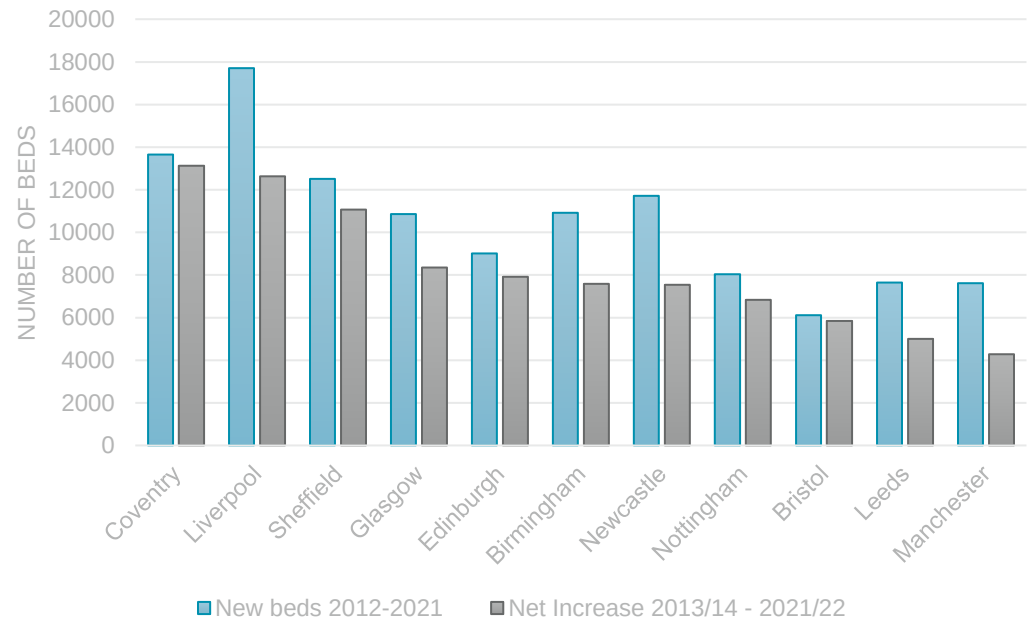
Source: Cushman & Wakefield Accommodation Tracker 2022/23. Note: the Cushman & Wakefield Student Accommodation Tracker ranks every bed space in the UK from 1-5 in terms of room quality and 1-5 in terms of the quality of social and amenity spaces.

# Quality and Renewal

## New Bed Spaces in the Manchester Market

The chart below shows the scale of new PBSA bed spaces delivery over time in Manchester (total and net excluding beds that have left the market over the same period).

**New PBSA Beds and Net Change, Major UK Locations 2012/13-2021/22**



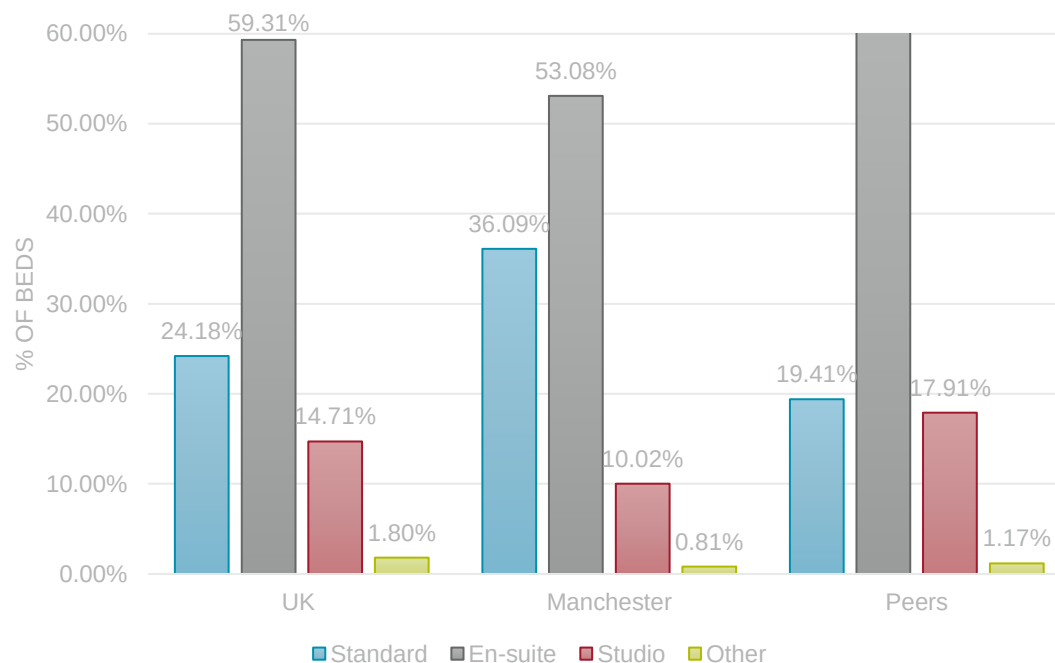
Source: C&W Student Accommodation Tracker

As can be seen from the chart, Manchester has seen the lowest net increase in PBSA beds delivered between 2012 and 2021, and the second fewest number of new bed spaces delivered over this period after Bristol. A lack of change and renewal in the market is arguably impacting the student experience of those living in PBSA as highlighted by Manchester’s larger share of older bed spaces analysed below. Manchester is home to a larger percentage of older, shared bathroom bedrooms than the national average. This can be seen overleaf.

# Quality and Renewal

## Supply of Accommodation by Room Type

Bed Space Supply by Room Type, Manchester vs Peers vs UK



Source: C&W Student Accommodation Tracker

As can be seen, Manchester's supply of en-suite beds is considerably lower than the national and peer group average, with a large number of standard shared bathroom bed spaces available. It should also be noted that the COVID-19 pandemic has the potential to change the demand for student accommodation, with anecdotal evidence of reduced demand for shared bathroom facilities. Nationally, only 5.4% of all new beds delivered over the last five years feature shared bathrooms.

# Rental Analysis

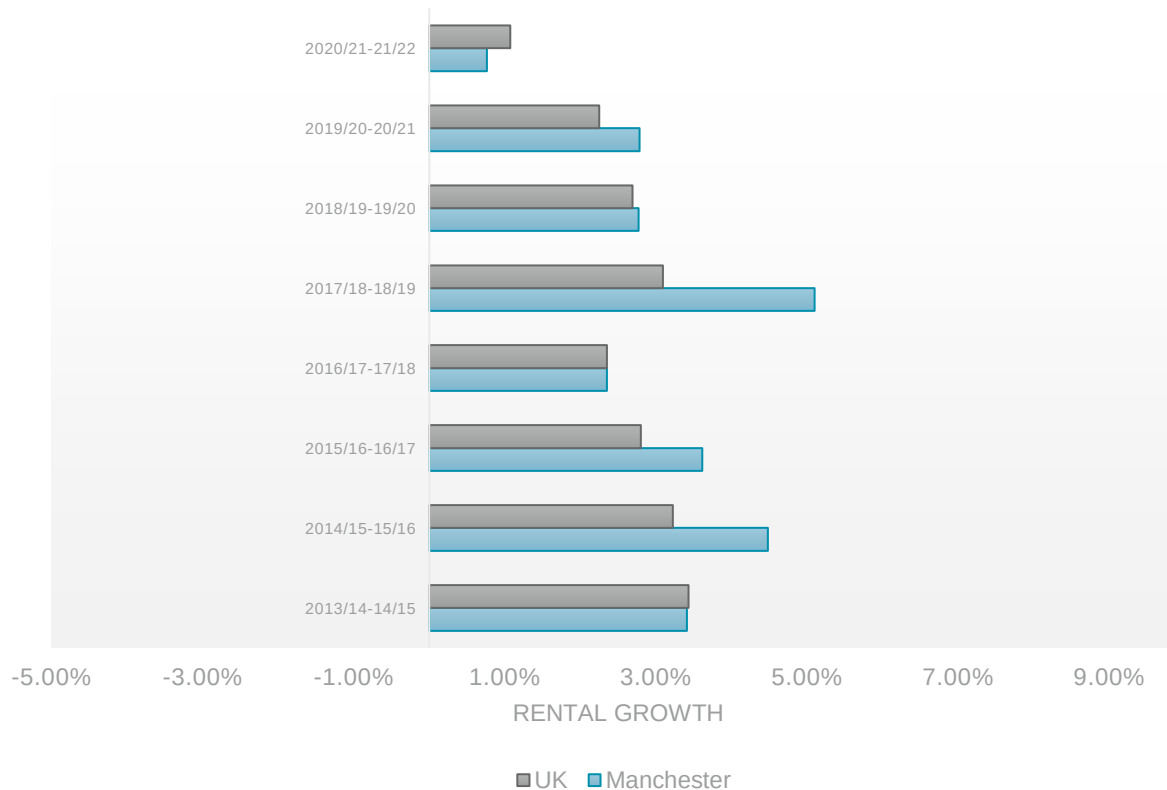
Market Rents and Trends in Manchester



# Pricing

## Rent Levels in Manchester

Rental Growth Over Time vs UK (all beds) 2013-2022



As can be seen from the chart, at 30% since 2013/14, rental growth in Manchester has outstripped the national average of 24.3% over the same period. This is indicative of the strength of demand in the market and competition for bed spaces.

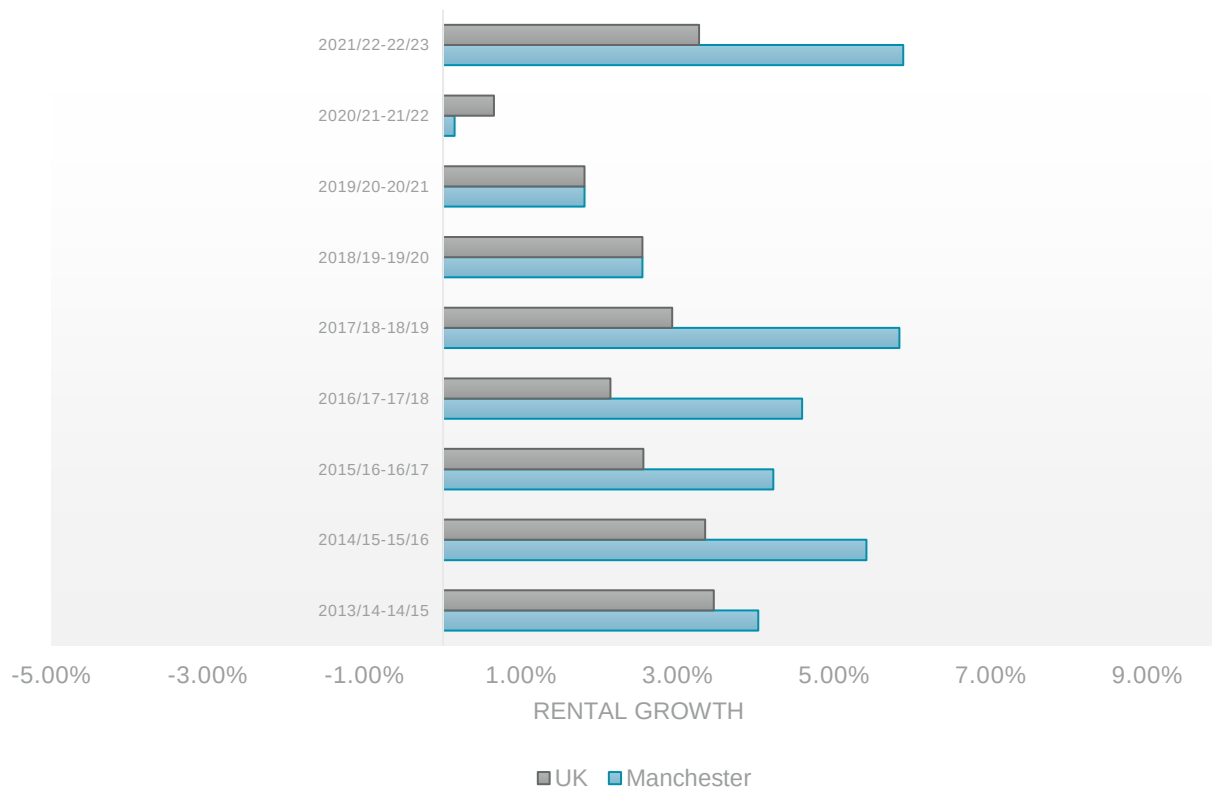
Source: Cushman & Wakefield Student Accommodation Tracker 2022/23

Private sector rental growth in isolation is examined opposite.

# Pricing

## Rent Levels in Manchester

### Rental Growth Over Time vs UK (private sector beds) 2013-2022



Private rental growth in Manchester has outstripped national averages over time, with rents across all stock (university and private sector) growing by 24.5% since 2013/14. This is higher than the national average of 22.7% over the same period and is again indicative of the strength of demand in the market.

Growth from 2021 to 2022 in particular has sky rocketed in Manchester, growing at 5.9% (almost double that of the UK's growth at 3.3%).

Source: Cushman & Wakefield Student Accommodation Tracker 2022/23

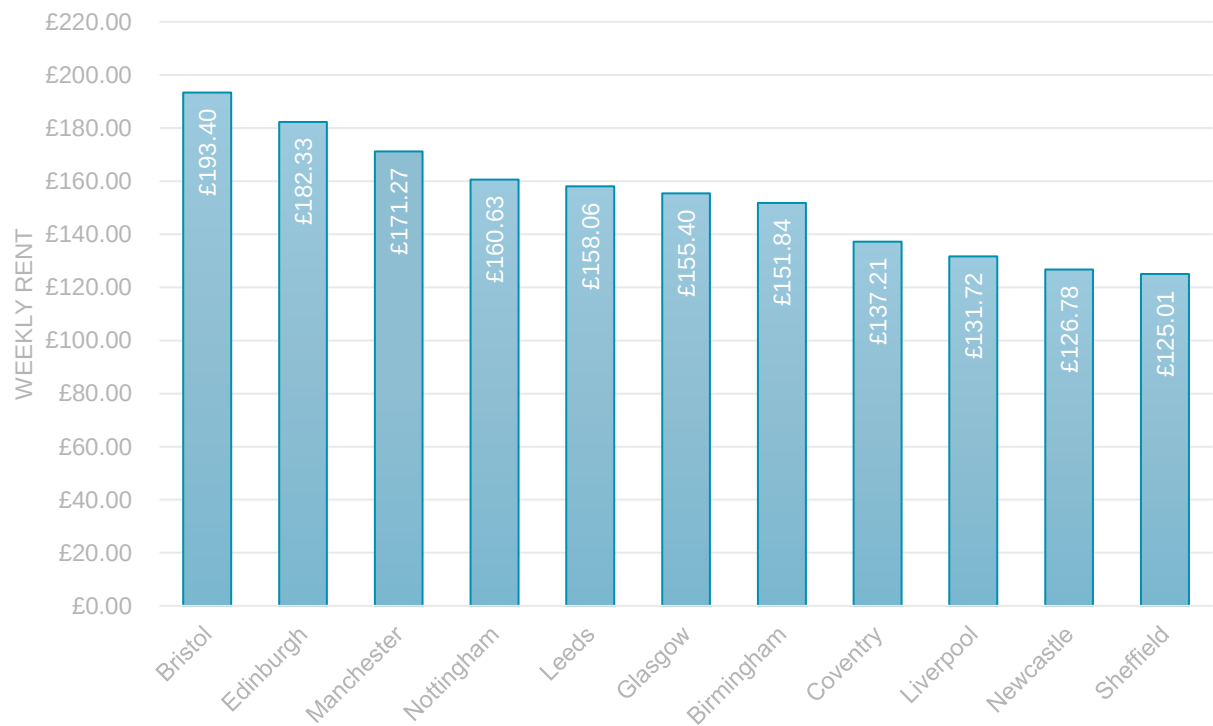
Private sector rental growth in isolation is examined opposite.

# Rental Analysis

## Manchester vs the Market

The average price of a private sector en-suite bed in Manchester is £171.27 per week (2022/23), making Manchester one of the most expensive major markets in the UK, behind Bristol and Edinburgh. This average price is 37.01% higher than in Sheffield, which benefits from a considerably higher standard of overall product than Manchester. Arguably, restricted competition and lack of innovation through new products has meant that strong rental growth could be maintained without major investment in communal facilities and amenities on site.

Average Private Sector En-suite Rents vs Peers (2022/23)



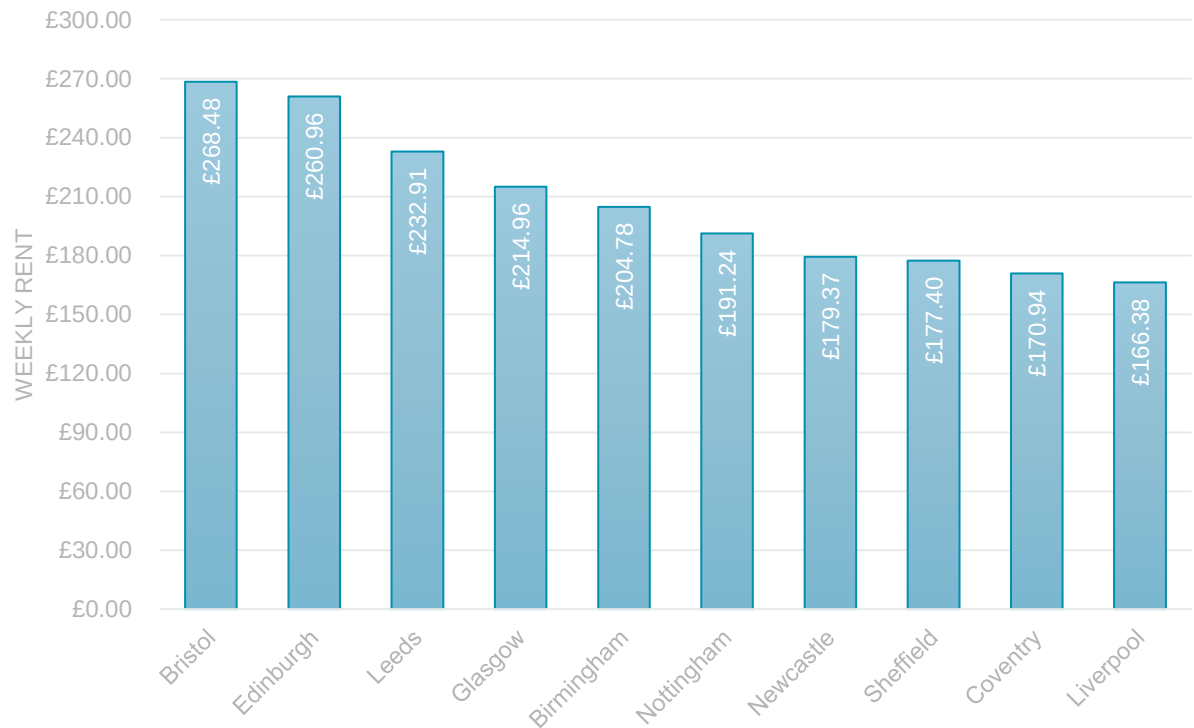
Source: Cushman & Wakefield Accommodation Tracker 2022/23

# Rental Analysis

## Manchester vs the Market

The average price of a private sector studio bed in Manchester is £268.69 per week (2022/23), one of the most expensive weekly studio rents in the UK. This average price is 38.08% higher than in Liverpool. Although studios in Manchester are of a higher quality than those available in Liverpool, there is not a striking difference.

Average Private Sector Studio Rents vs Peers (2022/23)



Source: Cushman & Wakefield Accommodation Tracker 2022/23

# The Private Rented Sector

HMOs



# HMO Accommodation in Manchester

## Overview

Cushman & Wakefield have analysed students living in the private rented sector according to 2019/20 HESA data (2020/21 data has not been used due to differences in the collection of data during the COVID-19 pandemic)

In 2019/20, there were 20,175 students living in Manchester HMOs. Just over 10,000 students live in the four-digit postcode areas highlighted below. A large proportion of students live in South Manchester, with over 5,000 students in the popular area of Fallowfield.

### Manchester HMO Heat Map 2019/20



Source: HESA 2019/20

| Area                   | Four Digit Postcode | 2019/20 |
|------------------------|---------------------|---------|
| Fallowfield            | M14 6               | 5485    |
| Rusholme/Victoria Park | M14 5               | 1935    |
| Withington             | M20 4               | 1220    |
| Withington             | M20 3               | 860     |
| Ardwick/University     | M13 0               | 1060    |

Fallowfield is the most populous HMO area of Manchester and is home to over 5,400 more students than the next most popular area. This postcode area is over 30 minutes walk to the University of Manchester's South Campus but is usually reached by bus, due to the extensive services available on Wilmslow Road/Oxford Road.

# Locational Trends

## Where Students Want to Live

Our Manchester - The Manchester Strategy (CD-G9), notes that “freeing up former student lets and, therefore increasing the supply of good quality homes for sale and rent will provide the opportunity for Manchester residents to raise their individual and collective aspirations”. The analysis above shows that more students are likely to be forced into HMO accommodation as the demand pool for beds in Manchester grows. Further, MCC Executive PBSA in Manchester Report December 2020 (CD-G12) noted that “Students are exempt from paying Council Tax and in 2019/20 Manchester will forego almost £17m in tax revenue due to this exemption. There is potential to improve the Council’s Council Tax revenue through a reduction in student Council Tax exemptions in city centre and south Manchester properties by directing students to purpose built student accommodation (PBSA)”.

It is clear that students are increasingly looking to live in central areas of Manchester where a higher quality of housing is available. MCC Executive PBSA in Manchester Report December 2020 (CD-G12) notes that in “four areas in South Manchester with the highest concentration of student HMOs” ...” the number of student exemptions has reduced by 32% between 2010 and 2019. In the city centre, the number of student exemptions has increased by 24% over the same period”. This reflects Cushman & Wakefield’s own analysis of HESA data between 2015/16 and 2019/20 which shows clear evidence of a movement of students from South Manchester to the city centre.

### Largest Changes/Reductions in Student Numbers

| Largest Reduction |                                       |               | Highest Gains |                                       |                   |
|-------------------|---------------------------------------|---------------|---------------|---------------------------------------|-------------------|
| Postcode 2015     | Change in Students 2015/16 to 2019/20 | Location      | Postcode 2015 | Change in Students 2015/16 to 2019/20 | Location          |
| M14 6             | -1655                                 | Fallowfield   | M1 7          | 305                                   | Central/MMU       |
| M20 4             | -235                                  | Withington    | M1 5          | 265                                   | Central/MMU       |
| M20 3             | -165                                  | Withington    | M15 6         | 160                                   | Central/MMU       |
| M14 5             | -160                                  | Victoria Park | M15 5         | 145                                   | Central/MMU       |
| M4 5              | -50                                   | Ancoats       | M15 4         | 130                                   | Central/MMU       |
| M14 7             | -45                                   | Fallowfield   | M1 6          | 100                                   | Central/MMU       |
| M19 2             | -40                                   | Fallowfield   | M5 4          | 95                                    | Salford           |
| M3 6              | -40                                   | Salford       | M3 7          | 70                                    | North City Centre |
| M4 4              | -20                                   | NOMA          | M3 4          | 70                                    | North City Centre |
| M16 7             | -15                                   | Moss Side     | M16 9         | 70                                    | Old Trafford      |

Source: HESA 2019/20. Note 2020/21 data is not included due to HESA reporting changes due to COVID-19

# Planning Environment

Proposed purpose-built Student  
Accommodation in Manchester



# Development Pipeline

## Proposed accommodation

### Manchester PBSA Development Pipeline, August 2022

| Address                                                    | Postcode | Planning Reference | Application date | Status           | Number of beds | Studios | Clusters | Applicant          | Anticipated opening |
|------------------------------------------------------------|----------|--------------------|------------------|------------------|----------------|---------|----------|--------------------|---------------------|
| Hulme Street                                               | M1 5GL   | 121252/FO/2018     | Sep-18           | Approved         | 853            | 853     | 0        | Student Castle     | Aug-23              |
| Harry Lord House, 120 Humphrey Road                        | M16 9DF  | 101155/OUT/20      | Jul-20           | Outline Approved | 66             | 66      | 0        | QP2 Ltd            | Jun-24              |
| Land At Chester Road(A56), Deansgate, /Bridgewater Viaduct | M3 4LB   | 129406/FO/2021     | Feb-21           | Approved         | 534            | 289     | 245      | Fusion Students    | May-25              |
| The Gamecock, Boundary Lane                                | M15 6GE  | 130387/FO/2021     | May-21           | Submitted        | 261            | 37      | 224      | Curlew Capital Ltd | Apr-27              |

Source: Manchester City Council

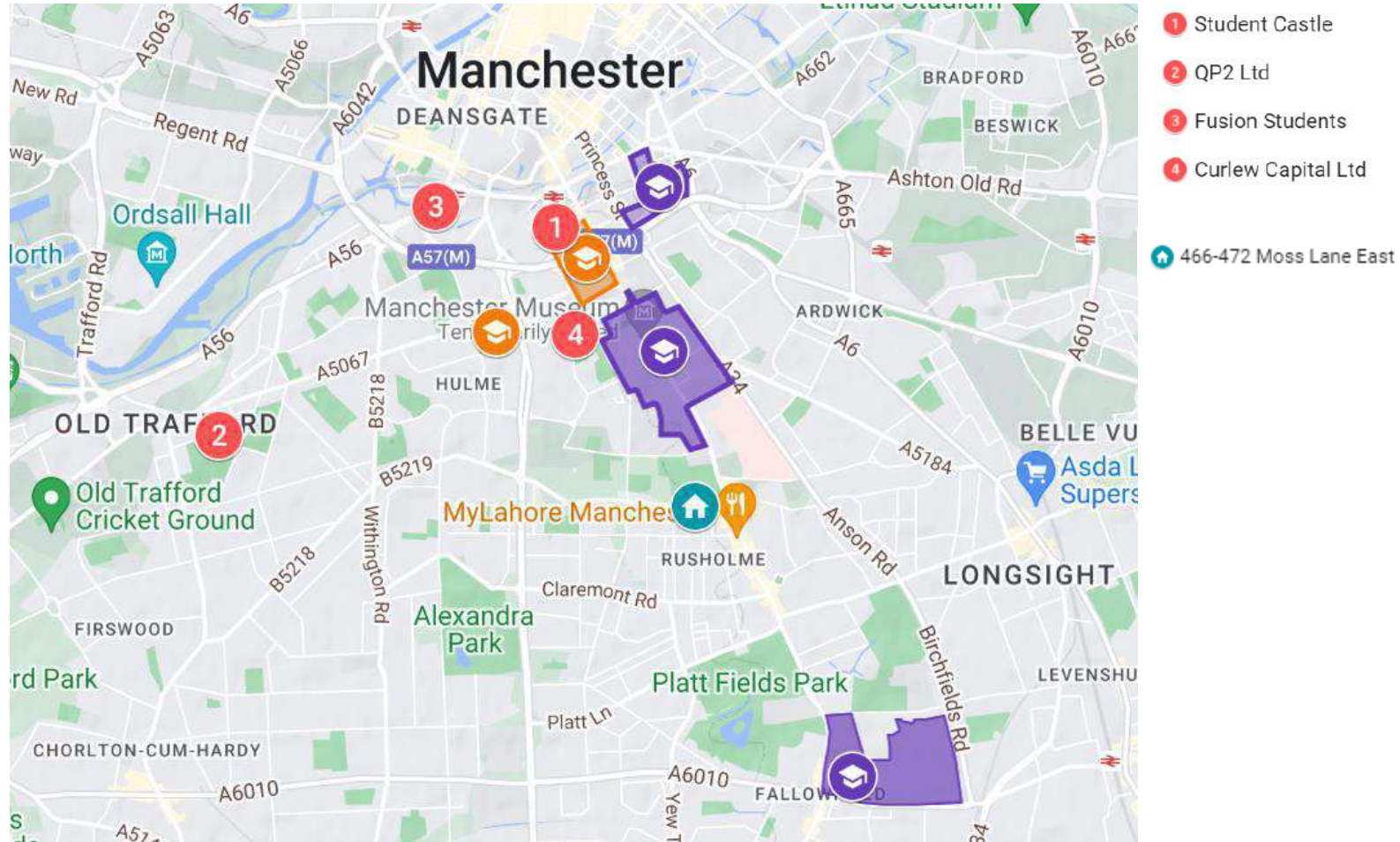
The development pipeline currently stands at 2,132 beds with just over 1,400 beds approved (68%) - a small number for a market of this size. Student Castle and Fusion all have proposed schemes in the city, due for delivery in August 2023 and May 2025 respectively. The majority of the developments are located to the north of the Oxford Corridor, near Manchester Metropolitan University and 5-10 minutes from the northern end of the University of Manchester's main campus.

A map of proposed developments can be seen overleaf.

# Development Pipeline

## Location of Proposed schemes

### Manchester Pipeline Locations



Source: Manchester City Council, August 2022

# Demand and Supply Dynamics

The Manchester Student to Bed Ratio



# Demand and Supply Dynamics

## The Manchester Demand Pool

The pool calculation below sets out our assumptions of demand for student accommodation in Manchester taking into account students studying at both the University of Manchester and Manchester Metropolitan University. In arriving at our demand pool, C&W have excluded a number of students who are unlikely to demand a bed in the city. This includes a number of students from nearby counties which are in commuting distance of the City's institutions. Note that the table below includes latest demand information (2020/21) and latest supply data (2022/23).

### Demand-Supply Dynamics, Manchester

| <b>MANCHESTER CITY-WIDE</b>                                                   | <b>2020/21</b> |
|-------------------------------------------------------------------------------|----------------|
| <b>Total Full-time &amp; Sandwich Students</b>                                | <b>69,865</b>  |
| From which:                                                                   |                |
| <b>Deductions from the pool of students</b>                                   |                |
| Students from the region who do not require accommodation                     | <b>17,655</b>  |
| Sandwich students currently on a placement year and unlikely to demand a room | <b>990</b>     |
| <b>TOTAL POOL</b>                                                             | <b>51,220</b>  |
| <b>Number of beds (university &amp; private)</b>                              | <b>26,830</b>  |
|                                                                               |                |
| <b>Student:Bed ratio</b>                                                      | <b>1.91</b>    |

Source: HESA, Cushman & Wakefield Student Accommodation Tracker  
2022/23

As can be seen from the table, the demand pool in Manchester currently stands at 51,220 students, with 24,390 students requiring a bed unable to access a PBSA bed space. The demand pool over time and likely impacts on the housing market in the City are examined in more detail overleaf.

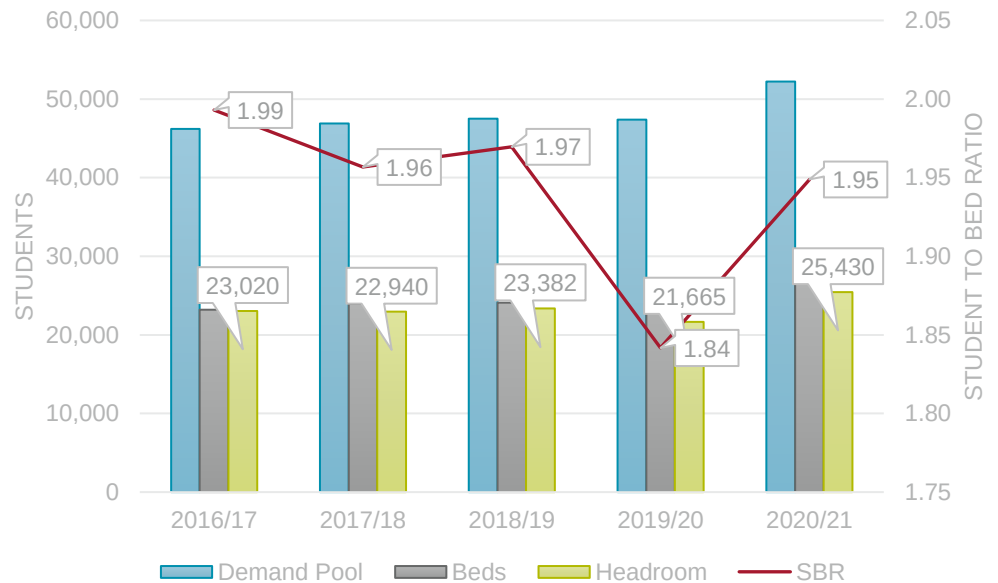
# Demand and Supply Dynamics

## Change over Time

The chart below shows trends in demand-supply dynamics in Manchester over time with an analysis of the following areas:

- The demand pool for accommodation
- The supply of accommodation available in each year
- Headroom – i.e. the number of students unable to access PBSA
- The student to bed ratio

**Demand Supply Dynamics Over Time**



Source: HESA/Cushman & Wakefield Student Accommodation Tracker. Note, analysis compares demand in a particular year with supply available in the same year.

As can be seen from the chart, market headroom for accommodation in Manchester has grown by 2,410 students since 2016/17 meaning that more students are required to find accommodation in HMOs or other private rented stock.

The demand-supply position and impacts of the development pipeline are examined in more detail overleaf.

# Demand and Supply Dynamics

## Change over Time

The table below models conservative demand pool growth of 1.5% over time (i.e. lower than has been achieved since 2013/14 and takes into account all bed spaces in the development pipeline (i.e. approved and unapproved). Additionally, a scenario is also modelled where an additional 500 bed spaces are delivered to the market every year to 2029/30 over and above those in the development pipeline.

### Modelled Demand Supply Dynamics Over Time (modelled conservative 1.5% demand pool growth)

|                                                                               | 2013/14     | 2014/15     | 2015/16     | 2016/17     | 2017/18     | 2018/19     | 2019/20     | 2020/21     | 2021/22     | 2022/23     | 2023/24     | 2024/25     | 2025/26     | 2026/27     | 2027/28     | 2028/29     | 2029/30     |
|-------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| C&W Conservative Growth (1.5% growth)                                         | 42,765      | 43,365      | 46,025      | 46,200      | 46,915      | 47,495      | 47,405      | 52,230      | 53,015      | 53,810      | 54,615      | 55,435      | 56,265      | 57,110      | 57,965      | 58,835      | 59,720      |
| Number of Beds (all pipeline post-2021)                                       | 22,893      | 23,256      | 23,119      | 23,180      | 23,975      | 24,113      | 25,740      | 26,800      | 27,178      | 26,830      | 26,849      | 27,015      | 28,663      | 28,905      | 28,905      | 28,905      | 28,905      |
| <b>SBR</b>                                                                    | <b>1.87</b> | <b>1.86</b> | <b>1.99</b> | <b>1.99</b> | <b>1.96</b> | <b>1.97</b> | <b>1.84</b> | <b>1.95</b> | <b>1.95</b> | <b>2.01</b> | <b>2.03</b> | <b>2.05</b> | <b>1.96</b> | <b>1.98</b> | <b>2.01</b> | <b>2.04</b> | <b>2.07</b> |
| Students unable to access PBSA / number in private housing                    | 19,872      | 20,109      | 22,906      | 23,020      | 22,940      | 23,382      | 21,665      | 25,430      | 25,837      | 26,980      | 27,766      | 28,420      | 27,602      | 28,205      | 29,060      | 29,930      | 30,815      |
| Beds Needed to Maintain 20/21 HMO numbers                                     |             |             |             |             |             |             |             |             | 27,585      | 28,380      | 29,185      | 30,005      | 30,835      | 31,680      | 32,535      | 33,405      | 34,290      |
| Difference between maintaining 20/21 HMO numbers and bed delivery             |             |             |             |             |             |             |             |             | -407        | -1,550      | -2,336      | -2,990      | -2,172      | -2,775      | -3,630      | -4,500      | -5,385      |
| <i>Additional delivery scenario = all pipeline + 500 additional per annum</i> |             |             |             |             |             |             |             |             |             | 27,330      | 27,349      | 27,515      | 29,163      | 29,663      | 30,163      | 30,663      | 31,163      |
| <b>SBR</b>                                                                    |             |             |             |             |             |             |             |             |             | 1.97        | 2.00        | 2.01        | 1.93        | 1.93        | 1.92        | 1.92        | 1.92        |
| Students unable to access PBSA                                                |             |             |             |             |             |             |             |             |             | 26,480      | 27,266      | 27,920      | 27,102      | 27,447      | 27,802      | 28,172      | 28,557      |
| Beds Needed to Maintain 20/21 HMO numbers                                     |             |             |             |             |             |             |             |             |             | 28,380      | 29,185      | 30,005      | 30,835      | 31,680      | 32,535      | 33,405      | 34,290      |
| Difference between maintaining 20/21 HMO numbers and bed delivery             |             |             |             |             |             |             |             |             |             | -1,050      | -1,836      | -2,490      | -1,672      | -2,017      | -2,372      | -2,742      | -3,127      |

Source: HESA/Cushman & Wakefield Student Accommodation Tracker

# Demand and Supply Dynamics

## Change over Time

As can be seen from the table, under the conservatively modelled growth scenario, the demand pool is set to grow by 14% between 2020/21 and 2029/30. Over the same period the supply of PBSA is set to grow by 8% if all planned bed spaces are delivered. The number of students unable to access PBSA over this period is set to grow from 25,430 in 2020/21 to 30,815 in 2029/30. Over the period, the difference between maintaining 2020/21 numbers in private rented stock and PBSA bed delivery is set to grow by 5,385, placing further pressure on HMOs and apartments in Manchester.

Under the theoretical additional pipeline scenario where 500 additional beds are delivered each year from 2023/24 (the forthcoming academic year), the number of students unable to access PBSA will still rise – from 25,430 in 2020/21 to 28,557 in 2029/30. Even under this additional pipeline scenario, the difference between maintaining 2020/21 private rented sector numbers and PBSA delivery will be 3,127.

Of course, analysis has already shown the 1.5% increase to be conservative and overleaf growth in the demand pool is modelled at 3.2% per annum – i.e. annual average growth in the demand pool between 2013/14 and 2020/21. This analysis can be seen overleaf.

# Demand and Supply Dynamics

## Change over Time

Modelled Demand Supply Dynamics Over Time (modelled conservative 3.2% demand pool growth)

|                                                                               | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
|-------------------------------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Revised Projections (3.2% growth)</b>                                      | 42,765  | 43,365  | 46,025  | 46,200  | 46,915  | 47,495  | 47,405  | 52,230  | 53,880  | 55,583  | 57,340  | 59,151  | 61,021  | 62,949  | 64,938  | 66,990  | 69,107  |
| <b>SBR</b>                                                                    | 1.87    | 1.86    | 1.99    | 1.99    | 1.96    | 1.97    | 1.84    | 1.95    | 1.98    | 2.07    | 2.14    | 2.19    | 2.13    | 2.18    | 2.25    | 2.32    | 2.39    |
| <b>Students unable to access PBSA</b>                                         | 19,872  | 20,109  | 22,906  | 23,020  | 22,940  | 23,382  | 21,665  | 25,430  | 26,702  | 28,753  | 30,491  | 32,136  | 32,358  | 34,044  | 36,033  | 38,085  | 40,202  |
| <i>Beds Needed to Maintain 20/21 HMO numbers</i>                              |         |         |         |         |         |         |         |         | 28,450  | 30,153  | 31,910  | 33,721  | 35,591  | 37,519  | 39,508  | 41,560  | 43,677  |
| <i>Difference to bed delivery</i>                                             |         |         |         |         |         |         |         |         | -1,272  | -3,323  | -5,061  | -6,706  | -6,928  | -8,614  | -10,603 | -12,655 | -14,772 |
|                                                                               |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <i>Additional delivery scenario = all pipeline + 500 additional per annum</i> |         |         |         |         |         |         |         |         |         | 0       | 27,349  | 27,515  | 29,163  | 29,663  | 30,163  | 30,663  | 31,163  |
| <b>SBR</b>                                                                    |         |         |         |         |         |         |         |         |         | #DIV/0! | 2.10    | 2.15    | 2.09    | 2.12    | 2.15    | 2.18    | 2.22    |
| <b>Students unable to access PBSA</b>                                         |         |         |         |         |         |         |         |         |         | 55,583  | 29,991  | 31,636  | 31,858  | 33,286  | 34,775  | 36,327  | 37,944  |
| <i>Beds Needed to Maintain 20/21 HMO numbers</i>                              |         |         |         |         |         |         |         |         |         | 30,153  | 31,910  | 33,721  | 35,591  | 37,519  | 39,508  | 41,560  | 43,677  |
| <i>Difference between maintaining 20/21 HMO numbers and bed delivery</i>      |         |         |         |         |         |         |         |         |         | -30,153 | -4,561  | -6,206  | -6,428  | -7,856  | -9,345  | -10,897 | -12,514 |

Source: HESA/Cushman & Wakefield Student Accommodation Tracker

# Demand and Supply Dynamics

## Change over Time

Under this scenario, the demand pool is set to grow by 32% and the number of students unable to access PBSA over this period is set to grow from 25,430 in 2020/21 to 40,202 in 2029/30. Over the period, the difference between maintaining numbers in the private rented sector at 2020/21 levels and new PBSA bed delivery will be 14,772, placing further significant pressure on HMOs and apartments in Manchester.

Under the theoretical additional pipeline scenario where 500 additional beds are delivered each year from 2023/24 (the forthcoming academic year), the number of students unable to access PBSA will rise – from 25,430 in 2019/20 to 37,297 in 2029/30. Even under this additional pipeline scenario, the difference between maintaining the number of students in private rented stock vs new bed delivery will stand at 12,514.

Therefore, even under the most conservatively modelled scenarios, and with additional theoretical pipeline beds delivered to the market, need is set to increase from a position where 25,430 students are already unable to secure a PBSA bed. Of course, this has implications for the housing market and students studying in Manchester in terms of pastoral care and student experience.

Our Manchester - The Manchester Strategy (CD-G9), notes that “freeing up former student lets and, therefore increasing the supply of good quality homes for sale and rent will provide the opportunity for Manchester residents to raise their individual and collective aspirations”. The analysis above shows that more students are likely to be forced into HMO accommodation as the demand pool for beds in Manchester grows. Further, MCC Executive PBSA in Manchester Report December 2020 (CD-G12) noted that “Students are exempt from paying Council Tax and in 2019/20 Manchester will forego almost £17m in tax revenue due to this exemption. There is potential to improve the Council’s Council Tax revenue through a reduction in student Council Tax exemptions in city centre and south Manchester properties by directing students to purpose built student accommodation (PBSA)”. There are likely to be further exemptions without additional PBSA development.



## **Appendix 6:    Socio-Economic Benefits Infographic**

# Economic Benefits Infographic

**SITE:** 466-472 Moss Lane East, Manchester

**PROPOSED DEVELOPMENT:** Site redevelopment to deliver new purpose-built student accommodation (PBSA) to accommodate 261 students, also providing resident amenity facilities

## Construction Phase



**£24.7 million**

**Investment**

In the scheme's construction<sup>1</sup>



**115 gross jobs**

FTE (full-time equivalent) jobs supported on average during construction (circa 1.5 years)

**Generating 90 net direct jobs**

FTE jobs for Greater Manchester residents

**Plus 45 net indirect/induced jobs**

FTE jobs for Greater Manchester residents



**£24.3 million**

**GVA**

Economic output<sup>2</sup> in Greater Manchester during construction, including £21.3 million in Manchester

## Operational Phase



**261**

**Students accommodated**

In PBSA contributing to a shift away from student HMOs



**5**

**On-site jobs**

For Greater Manchester residents



**£310,000**

**GVA**

Economic output generated in Greater Manchester each year, including £220,000 in Manchester



**Sustainable PBSA growth**

Supporting the universities and sustainable communities



**£900,000**  
**Expenditure**

On retail and leisure each year by students and visitors



**5**

**Retail and leisure jobs**

Supported by student and visitor expenditure

## Enhancing housing choice



**Up to 65**  
**Homes**

Made available for 155 new residents through freeing up former student HMOs



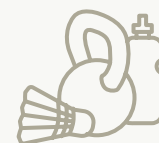
**Up to £80,000**  
**Council Tax**

Revenue for Manchester City Council each year from non-exempt homes<sup>3</sup>



**Up to**  
**£1.3 million**  
**Expenditure**

On retail and leisure each year by new residents of former HMOs



**Up to 10**  
**Retail and leisure jobs**

Supported by new residents' expenditure

<sup>1</sup> Provided by the client (including fees).

<sup>2</sup> GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity.

<sup>3</sup> Estimate assumes all Band A properties.

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