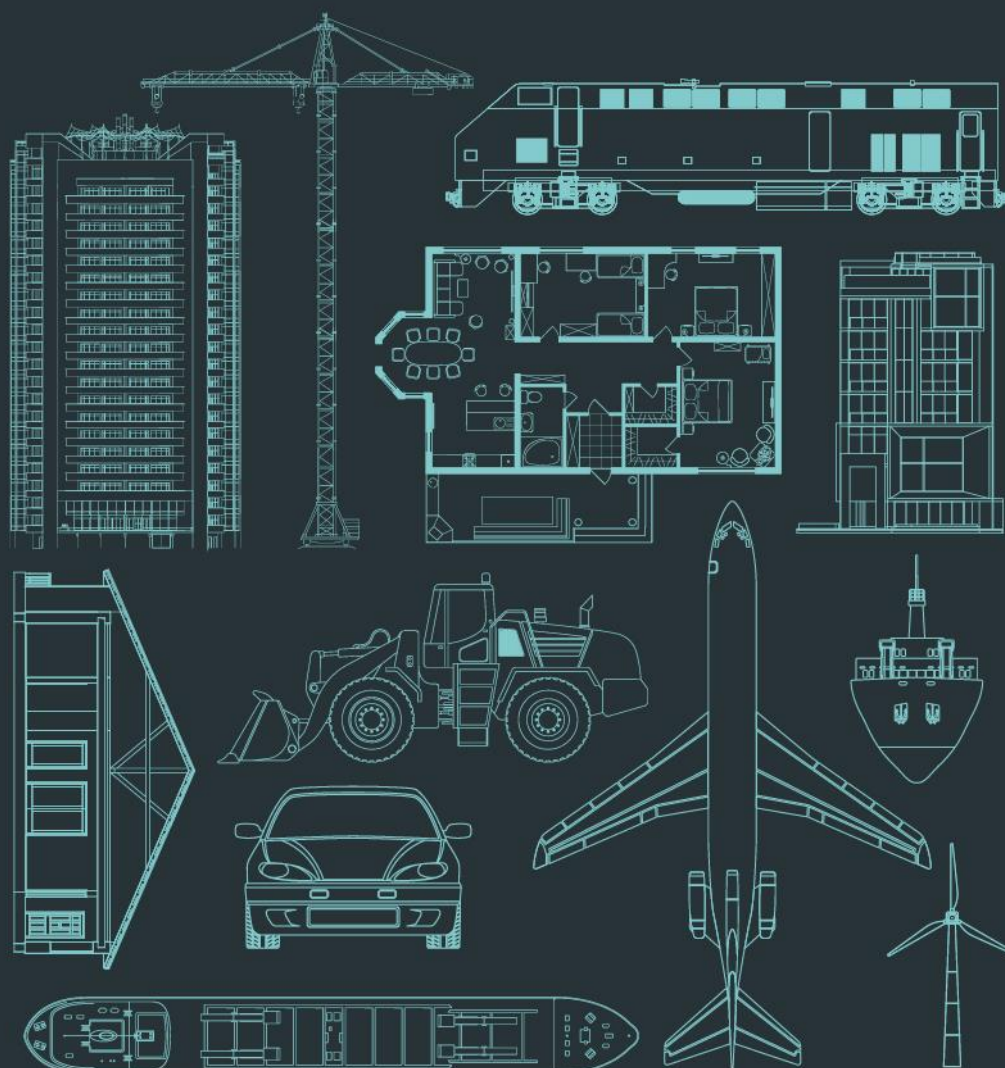


becg



Community Consultation Report

Tiger Developments

Purpose Built Student Accommodation | Carmoor Road, Ardwick

November 2022

1 Executive Summary

BECG has been appointed by Tiger Developments to undertake pre-application community consultation regarding proposals to develop much-needed Purpose Built Student Accommodation (PBSA) on land at Carmoor Road in Ardwick, Manchester. Tiger Developments acts as developer on behalf of its sister company Host Student Housing Management (UK) Ltd. which manages PBSA accommodation across the UK. The pre-application engagement process was undertaken by Host Student Housing Management (UK) (referred to as “Host” throughout this document).

The proposals could see the current Carmoor Road Garage and adjacent vacant building (previously occupied by Ciara’s Tots day nursery) into a modern 172 bedroom PBSA within a single building ranging from 3-6 storeys and split into two blocks. Residents will have access to internal and external amenity spaces including dedicated spaces for working, socialising and exercising. A secure residents cycle store will provide 68 cycle spaces which includes spaces for bicycles which are part of the cycle hire scheme. The development is intended to be completely car free, however two accessible on-street spaces will be provided on Carmoor Road.

Consultation with the local community has been ongoing since January 2021 with the proposals as submitted amended significantly to respond to the views expressed by local residents, users of the West Indian Community Centre at Carmoor Road and other interested parties.

It is clear from feedback received during pre-application consultation that the West Indian Community Centre is much-loved by those who have used it and there isn’t support for new development on that site.

Host has listened to the views expressed by residents living in Ardwick and across Greater Manchester about the future of the West Indian Community Centre and has responded by submitting an application for a significantly reduced PBSA development that does not include land currently occupied by the West Indian Community Centre. The revised proposals as submitted would leave the existing community centre unaffected.

The scheme responds directly to the ongoing shortage of student accommodation in Manchester. If approved, the development will provide convenient, modern and secure accommodation for students within a 10-minute walk of the University of Manchester campus. The development will help to relieve pressure on family housing in Ardwick and the wider area.

BECG will continue to update relevant stakeholders and residents throughout the planning process, on behalf of Host.



Artist's impression of the proposed PBSA scheme at Carmoor Road in Ardwick

2 Background

2.1 Proposal site

The 0.21ha site is located within the defined central area of Manchester. It sits immediately adjacent to the defined city centre and Corridor Manchester sub-area. It also borders the defined Oxford Road Corridor regeneration area.

The site is also very close to three hospitals which form part of the Manchester University NHS Foundation Trust, namely Manchester Royal Infirmary, The Royal Manchester Children's Hospital and The Manchester Royal Eye Hospital.

Nearby Upper Brook Street is part of a high frequency bus route connecting Didsbury, the universities and the city centre.

Existing uses on the site include an MOT garage workshop and a former day nursery (now closed). The existing MOT garage use on part of the site results in multiple cars parked between the existing building and the pavement which detracts from the overall street scene.

Autumn Street is currently used primarily as a vehicular access route to the rear of the MOT garage and car park to the rear of Darbshire House with little pedestrian activity resulting in a slightly intimidating atmosphere.



Photo of the development site from Carmoor Road

2.2 Proposal

The proposals could see the current Carmoor Road Garage and adjacent vacant building (previously occupied by Ciara's Tots day nursery) into a modern 172 bedroom PBSA within a single building ranging from 3-6 storeys and split into two blocks.

Residents will have access to internal and external amenity spaces including dedicated spaces for working, socialising and exercising. A secure residents cycle store will provide 70 cycle spaces, which includes bicycles which form part of the cycle hire scheme. The development is intended to be completely car free, however two accessible street spaces will be provided on Carmoor Road.

3 The need for pre-application Consultation

3.1 Pre-application Consultation

The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied.

Host has paid regard to the NPPF at Paragraph 39 when it states that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”*

It goes on to highlight at Paragraph 40 that:

“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

Host takes pre-application consultation seriously has engaged with local residents and other interested parties for over 18 months regarding its ambitions for the Carmoor Road site.

3.2 Statement of Community Involvement

Manchester City Council adopted its refreshed Statement of Community Involvement (SCI) in June 2018. The document sets out the expectations of the Local Planning Authority on how local communities should be engaged with regarding development in their area.

The SCI encourages pre-application consultation for significant developments:

“Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted.”

It also sets out options for how pre-application consultation could be undertaken, including:

- Letter to residents and businesses
- Public Exhibition
- A website
- Leaflets delivered to nearby streets and placed in facilities nearby
- Social media

A record of any pre-application consultation that is undertaken is requested to be submitted as part of a planning application, detailing the feedback received and how the applicant has responded.

This Community Consultation Report is submitted as part of the planning application for new PBSA at Carmoor Road to meet this requirement.

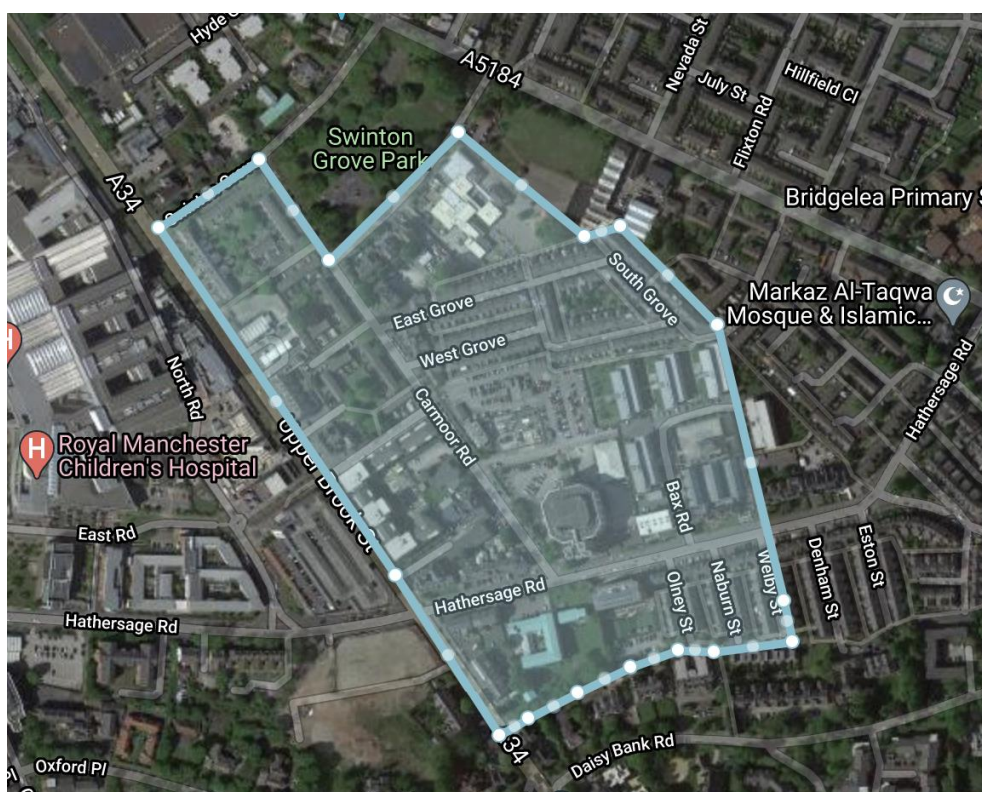
4 Consulting the Community

Host has sought to consult with local residents and businesses, users of the West Indian Community Centre, local politicians and other interested parties since January 2021.

4.1 Initial Round of Consultation (January & February 2021)

Due to the social distancing restrictions in place during January and February 2021, the initial phase of consultation was undertaken digitally by Maddox Planning.

Letters were distributed to 822 households, ward councillors and business addresses located close to the proposed site, inviting people to view and comment on proposals for new PBSA, which included land occupied by the West Indian Community Centre on Carmoor Road.



Distribution area for pre-application consultation notification

A consultation web-page was hosted as part of the Maddox Planning website providing further information about the proposals and details of how feedback could be received.

A total of 109 responses were received to the initial consultation, including from residents living close to the site, current and former users of the West Indian Community Centre, and residents from across Greater Manchester (and further afield) who may have visited the West Indian Community Centre historically.

The main themes of the feedback received are summarised in the table below:

Feedback Theme	Frequency of Response
Loss of Community Centre and heritage	13
Timing and approach to consultation	8
Comments welcoming the prospect of a new community facility as part of the proposals	5
Racism directed at the applicant / development team	3
Discontent with council actions as landowner of the site	3
Joint occupancy of building	2
Perceived disruption that more students would bring to the area	2
General objection	2

4.2 Engagement with West Indian Co-ordination Committee (February - May 2021)

Feedback obtained via the initial period of consultation focussed upon the potential loss of the West Indian Community Centre on Carmoor Road.

Although the original plans for the scheme included a new community space within any new PBSA development for use by local community groups, it became clear that there is strong feelings from within the West Indian Community about the Carmoor Road Community Centre and its continued presence.

In response to this, BECG and the wider project team sought to engage directly with Trustees and other representatives of the West Indian Co-ordination Committee (WIOCC).

This activity included:

- February 2021 – attempted contact from Host / BECG to the Chair and Secretary of WIOCC;
- February – May 2021 – Host / BECG liaison with WD Legal acting for WIOCC.

Unfortunately, despite repeated attempts to engage meaningfully with representatives of WIOCC, the project team has been unable to discuss the proposals directly with the committee prior to submission of the planning application.

4.3 Discussions with the wider community (Feb 2021 – October 2022)

Alongside attempts to engage directly with WIOCC, the project team sought to engage more broadly with the Ardwick community regarding Hosts ambitions for the site, including the potential for a new community centre to be included in any new development.

Due to the lack of engagement from WIOCC attempts were made to seek feedback directly from users of the West Indian Centre and those living close to the site who may also benefit from a replacement community facility.

This activity included:

- February 2021 – BECG discussions with constituency office for Andrew Gwynne MP (Denton and Reddish) who had made contact on behalf of a constituent;

- March 2021 – Host community update on Carmoor Road proposals, issued to ward members, stakeholders and 822 households and businesses in the vicinity of the site. The community update asked for volunteers to join a community liaison group;
- May – June 2021 – BECG discussions with Prof Erinma Bell;
- July 2021 – Host meeting with stakeholders, including local ward members, Prof Erinma Bell, The Groves community group and Friends of Swinton Grove Park, and Carmoor Road garage;
- 26 March 2022 – Host Carmoor Road development update community event. 12 people registered as attendees at the event;
- October 2022 – Host meeting with Head of Accommodation Planning at the University of Manchester, Paul Uncles, and a representative from the Local Housing Allowance;
- October 2022 – BECG meeting with University of Manchester Student Union regarding revised proposals.

The feedback obtained throughout this engagement indicated that whilst there was a recognition that the current West Indian Community Centre was in need of investment, there was no desire for the current building to be replaced and a fear that any new community centre would not be within the control of those who use it.

There was also a feeling from some local residents who were not users of the West Indian Community Centre that any new community facility should be accessible for all members of the local community.

Opinion was split about the merits of new PBSA on the proposed site, with some welcoming the prospect of new students due to the economic benefits of additional spending in the area and others welcoming the proposals to free-up other types of housing for local families. Some residents were of the view that additional students would have a detrimental impact of the vibrancy of the community and could contribute to anti-social behaviour.

4.4 Engagement with Elected Representatives

Host has engaged proactively with local elected representatives for over two years regarding its ambitions for the site.

Meetings have taken place on a regular basis with the members for Ardwick ward who have themselves sought to engage with other community representatives on behalf of the project team.

This engagement has been very helpful in helping the project team to understand the views of the local community and the views from within the West Indian community in particular.

We are grateful for the time and effort of Councillors Priest, Hewitson and Abdullatif to help guide our engagement with their residents alongside the input of Councillor Professor Bell.

This engagement has included:

- February to April 2021 – Discussions with local ward members Councillor Abdullatif, Councillor Hewitson and Councillor Priest;
- June 2021 – meeting with Councillor Abdullatif;

- July 2021 – attendance of Councillor Abdullatif at community drop-in session held at Elizabeth Gaskell House;
- March 2022 - attendance of Councillor Abdullatif at community drop-in session held at former Carmoor Road day nursery;
- June 2022 – Update meeting with Councillors Bell, Hewitson and Priest to discuss the revised proposals;
- November 2022 – Update meeting with Councillors Bell, Abdullatif, Hewitson and Priest prior to planning submission.

We are pleased to have developed the revised proposals for the Carmoor Road site with substantive input from the local ward councillors. It is clear that local ward members are supportive of PBSA on the development site as well as the overall design of the development as submitted.

We look forward to continuing to work with local ward members throughout the planning process, as appropriate.

5 Responding to Feedback & Next Steps

5.1 Responding to Feedback

Host and the wider project team have listened carefully to the views expressed by those who have engaged with us since January 2021.

The overarching concern from the community has been the potential loss of the West Indian Community Centre.

Both the proposed PBSA use at the proposed site and the prospect of an increased number of students living in Ardwick have been welcomed by many who chose to respond to the consultation process. Support was expressed from the University of Manchester's Students Union, citing the demand for more dedicated student accommodation in the city and the merits of the site's location close to campus and along a key public transport route.

Furthermore, The University of Manchester has expressed its support for the proposals, citing the site's location on a high frequency bus route to the University's teaching campus as one reason for this, in accordance with Manchester City Council's policy H12 (see Appendix 6.2).

Given the clear attachment that many have for the West Indian Community Centre, Host has decided to significantly reduce the scale of the development. None of the land currently occupied by the community centre is included within the scope of the application as submitted. The revised plans if approved will have no impact on the future of the West Indian Community Centre.

However, the revised proposals will no longer include new community space at ground floor level for use by the wider community.

5.2 Next Steps

Host will keep those who have participated in the pre-application consultation process updated throughout the planning process and beyond.

All those who have participated and asked to be kept updated will be notified upon submission.

BECG will continue to respond to requests for information and will continue to liaise with local elected representatives and other interested parties as appropriate.

6 Appendices

6.1 Copies of Correspondence

MADDOX PLANNING

LONDON & MANCHESTER

0845 121 1706

LOCAL RESIDENT / BUSINESS OWNER
JANUARY 2021

CARMOOR ROAD: PLANNING APPLICATION TO BE SUBMITTED FOR MIXED USE REDEVELOPMENT

Dear Sir/Madam

On behalf of our client, Host Student Management (UK) Limited, Maddox Planning welcomes you to view a current proposal for a mixed use redevelopment at Carmoor Road, Manchester. The site is located to the northwest of the junction between Carmoor Road and Hathersage Road, opposite Octagon house and adjoining the Liberty Park student halls. The proposal will evolve to a future planning application for a new community centre and student accommodation. Your views of the proposed scheme are important to us. We kindly invite you to share these via our online consultation webpage.

The redevelopment of the site will involve the demolition of existing buildings. An existing garage on the site is relocating to nearby Hellidon Close. The West Indian Organisation Coordinating Committee (WIOCC), which occupies a community centre on the site, will be accommodated in a new purpose-built community centre, intended for use by a broad range of local community groups. A new high quality purpose-built community centre and student accommodation will result in a much more efficient and sustainable use of the site.

The proposed development would bring about significant regeneration benefit for the immediate Carmoor Road locality and wider Ardwick area. The proposed development would act as a catalyst for further regeneration locally and would be an important element in the ongoing transformation of the central area of Manchester outside of the city centre.

Host manages over 10,000 bed spaces nationally. Host was responsible for the successful delivery of the Liberty Park development (originally Victoria Hall), on Upper Brook Street and adjacent to the site, prior to that accommodation passing to Unite.

HOW TO REVIEW THE PROPOSAL

The full proposal is available for you to view in detail through a dedicated webpage at: www.maddoxassociates.co.uk/carmoorroad. I trust the webpage provides all the information you require. If you have any specific questions about the proposal, please respond using the online consultation that is within the webpage. A proposed site plan and a visual impression of the proposed development as seen from Carmoor Road can be previewed on the next page.

MADDOX AND ASSOCIATES LIMITED (04375151)
68 Hanbury Street, London E1 5JL
Beehive Mill, Jersey Street, Manchester M4 6JG
Registered office address: 19 Heathmans Road, London, SW6 4TJ



Yours faithfully,

A handwritten signature in black ink, appearing to be 'Maddox'.

Maddox Planning
For Host Student Management (UK) Limited

6.2 Letter of Support from The University of Manchester



Directorate of Estates and Facilities
The University of Manchester
Oxford Road
Manchester
M13 9PL

www.manchester.ac.uk

10th November 2022

Delivered by email

Mr John Nesbitt
Managing Director
Tiger Developments Limited
Carrington House
126 – 130 Regent Street
London
W1B 5SE

Dear John

UNIVERSITY OF MANCHESTER SUPPORT FOR STUDENT ACCOMMODATION PROPOSALS AT THE CARMOOR ROAD SITE, ARDWICK

We write to confirm the University of Manchester's position regarding Host/Tiger Developments proposed student accommodation development at the above site. I understand that this letter will be submitted with the planning application for the proposals, to be considered by Manchester City Council in determining the application.

The University of Manchester note the City Council's adopted development plan policy position in relation to the preferred location for purpose-built student accommodation, as outlined in Policy H12; that being that schemes should be close to University campuses or high frequency public transport routes that pass that area. H12 also notes that priority should be given to proposals that are progressed in partnership with a Higher Education Institution.

We have met with Host in relation to their proposals and have reviewed the proposed design both externally and internally.

The University of Manchester recognises the opportunity that this scheme presents, particularly regarding the following considerations:

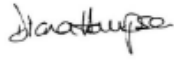
- The inherent design and layout of the building that offers students a good environment to learn and live in.
- The site's location, both on a highly frequent public transport route that affords easy and quick access to the University's teaching campus.
- The development is at a human scale reflective of its local context and includes valuable and high quality amenity and outside space.

The indicative rents include an affordable option; how this is managed and monitored is yet to be fully confirmed. Whilst the University broadly supports the proposal, full support for the scheme will therefore be dependent on the rent profile offered on completion of the development in 2025.

The University of Manchester, Oxford Road, Manchester M13 9PL Royal Charter Number: RC000797

I look forward to continuing our discussions on the proposals, hopefully in light of a positive determination of the planning application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Diana Hampson'.

Diana Hampson OBE
Director of Estates and Facilities, University of Manchester