

18 December 2020

Delivered by email

Mr David Taylor
Watkin Jones Group
7-9 Swallow Street
London, W1B 4DE

Dear David

**UNIVERSITY OF MANCHESTER SUPPORT FOR STUDENT ACCOMMODATION PROPOSALS AT THE
USDAW HEAD OFFICE SITE, WILMSLOW ROAD, FALLOWFIELD**

We write to confirm the University of Manchester's position regarding USDAW/Watkin Jones Group's (WJG) 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 taken in to account 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 been working closely with WJG over a number of months in relation to their proposals. You have engaged with us regularly in developing the design, both externally and internally, and we are satisfied that you have taken all comments on board.

The University of Manchester recognise the unique opportunity that this scheme presents, particularly in regards to the following considerations:

- The site's location, both on a highly frequent public transport route that affords easy and quick access to the University's teaching campus, and adjacent to Fallowfield Campus which enables us to provide students with welfare and pastoral care;
- The scheme deals sympathetically with the heritage aspects of the property, retaining a valued Villa that contributes positively to the character of the area and which will make an appealing communal space for the students that occupy the development;

- The development is at a human scale reflective of its local context and includes valuable and high quality amenity and open space;
- The anticipated price point is competitive, will compare well with the University's own accommodation at Unsworth Park, and provide a realistic and attractive alternative to a number of HMOs in the Fallowfield area;
- The scheme will support the City Council's recently confirmed aim to better satisfy demand for purpose built student accommodation by providing a greater diversity of supply. The proposed development is in keeping with our student welfare and mental health considerations and is in a location that we can support.

Overall the proposed scheme is situated in a sustainable, convenient location close to our Fallowfield Campus with excellent public transport links. It will offer students a good environment to learn and live in, benefitting from a high level of accessibility, the broad spectrum of local amenities and close the pastoral support we deliver through the Fallowfield Campus.

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

Yours sincerely



Diana Hampson
Director of Estates and Facilities, University of Manchester