

Fw: Planning application 129020/FO/2020 - Oakley Villa Development

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Wed 03/02/2021 11:38

To: Jennifer Connor <jennifer.connor@manchester.gov.uk>; Robert Griffin <robert.griffin@manchester.gov.uk>

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From: Ali Ilyas <cllr.ali.ilyas@manchester.gov.uk>

Sent: 03 February 2021 11:26

To: Julie Roscoe <julie.roscoe@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>

Subject: Planning application 129020/FO/2020 - Oakley Villa Development

Dear Sir/Madam,

Planning application 129020/FO/2020

I am writing as the Councillor for Fallowfield Ward regarding the above planning application.

USDAW have always been a very positive presence in my ward, and myself and residents are sad about them leaving as they have a long history in the area. However, I understand their offices are no longer suitable for them and we hope they can get a good return on the property and leave a legacy in the area the community can celebrate. However, I do not believe the current proposals will assist USDAW in their wishes to leave a positive legacy behind and it would unfortunately go against the councils and residents policies and ambitions for the area. In which our aims to create a more balanced community with mixed tenure of housing, rather than an area where there is a monoculture of single tenure and high density accommodation.

Any more high-density developments in the area would exacerbate existing issues in the ward, with the planning department and committee being aware of the policies and strategies the council has put in place to re-balance the community. Alongside the monoculture of single tenure housing, there are many on-going issues with ASB, crime, community tensions and litter and pressure on services linked to high density accommodation. There is also a concern about parking, the developer states tenants will be encouraged to not have cars and use bikes and public transport. However, I don't believe this will be enforceable practically and will only add to parking pressures in the area.

The proposed development runs counter to Policy H6 of the Council's Core Strategy. This states that "High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes." Clearly this development does not meet this requirement. Nor does it meet the other requirement of this policy: "Outside the district centres priorities will be for housing which meets

identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.”

The proposed development also goes against the councils policy on building more PBSA on and near the campuses around the City Centre and Oxford Road Corridor. As such, it also goes against Policy H12 of the Council’s Core Strategy. Any proposed PBSA must meet a number of clauses. In particular, we do not believe the proposed development meets the following clauses in the policy:

- a. “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.”
- b. “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.”
- c. “Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area.”
- d. “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.”

There is a real potential for USDAW to leave a positive legacy for the community as the site does present an opportunity for the provision of affordable housing, social housing, and retirement housing. There is a real shortage of all of the mentioned types of housing in South Manchester, none of which appears to have been properly explored by the developer.

Furthermore, there is also concerns about the environmental impact to Platt Fields park, and the trees on and surrounding the property, as well implications for Oakley Villa which is a 19th Century villa and is disappointingly not a listed building but for all intents and purposes should be.

In summary, I do not believe the application in its current form is appropriate and therefore ask that the application is refused.

Kind Regards,

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