Health Impact Assessment

Weston Halls and Pendulum Hotel, Manchester

December 2025

Turley
Economics

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Client
iQ Student Accommodation

Our reference
03517

December 2025

1. Introduction

1.1 This Health Impact Assessment (HIA) has been prepared by Turley Economics on behalf of iQ Student Accommodation ('the Applicant') in support of a full planning application to Manchester City Council (MCC) for the redevelopment of Weston Halls and Pendulum Hotel ('the Site') for replacement and additional residential accommodation ('Purpose Built Student Accommodation' or 'PBSA'), and associated facilities ('the Proposed Development').

1.2 The proposal will provide up to 2,511 student bedrooms with supporting ancillary facilities across a variety of use classes that support the functioning of the site as a student accommodation campus.

Introduction to Health Impact Assessments

1.3 The aim of a HIA is to describe the potential consequences, both positive and negative, for health and well-being resulting from the construction and operation of a Proposed Development. It involves a multi-disciplinary approach, combining qualitative and quantitative evidence from a range of technical experts.

1.4 The World Health Organisation (WHO) defines HIA as follows:

"A means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques"[1]

1.5 The broad purpose of an HIA is to understand the health and well-being of the local population and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes.

1.6 As such, as a means of promoting sustainable development, Policy JP-P6 ('Health') of the Greater Manchester Combined Authority's (GMCA) adopted Places for Everyone (PfE) Joint Development Plan Documents states that, to help tackle health inequality, new development will be required to "*be supported by a HIA for all developments which due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing*"[2].

The Existing Site and the Proposed Development

Existing Site

1.7 The Application Site is located in Manchester City centre. It covers approximately 0.72 hectares and is bound by Charles and Sackville Street to the north and east respectively. Drover Lane and the raised podium building of the George Begg and John

[1] World Health Organisation (WHO): 'Environment, Climate Change and Health' [Online]. Available at: http://www.who.int/hia/en/

[2] Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan Document 2022 to 2039

Garside Building sit to the south with the Ibis Hotel, a private car park and Princess Street to the west.

- *The Site comprises two interconnected buildings:* Weston Hall, which is a purpose built student accommodation development comprising of 528 bed spaces. The Echoes Day Nursery occupies part of the ground floor of Weston Hall under an occupational lease; and

- The Pendulum Hotel, which provides 118 bedrooms and a conference centre and is part of the University of Manchester (UoM) campus buildings

The Proposed Development

1.8 The Proposed Development will provide 2,511 student bedrooms with supporting ancillary facilities across a variety of use classes that support the functioning of the site as a student accommodation campus.

1.9 The Proposed Development scheme is split into two phases (Phase A and B). Phase A will deliver a total of 1,296 bedrooms split across two buildings, with a further 1,215 bedrooms delivered across a further two buildings on Phase B.

1.10 The description of development is as follows:

"Phased development comprising:

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works".

1.11 The Proposed Development involves a comprehensive redevelopment of the Site to deliver high-quality, sustainable accommodation that meets the need for additional PBSA in Manchester city centre.

1.12 A HIA is therefore a relevant exercise, particularly given that the scheme's delivery of new student housing and public realm is likely to have an impact on local health outcomes and provision of services.

Overview of Approach

1.13 HIA is a multi-disciplinary assessment which aims to identify health priorities in the local area and conclude on the likely impacts of the Proposed Development. The following stages are carried out as part of the assessment:

Figure 1.1: HIA methodology



Source: Turley Economics, 2025

1.14 A variety of resources and guidance has been published by the Department for Health & Social Care, the WHO and the NHS Healthy Urban Development Unit (HUDU) in relation to undertaking HIAs. It is considered that the HUDU's Rapid Health Impact Assessment Tool[3] is an appropriate means of structuring the assessment.

1.15 This HIA draws on publicly-available data published by organisations such as NHS Digital and the UK Government's Office for Health Improvements and Disparities (OHID), alongside evidence from other technical reports carried out as part of the planning application submission, which referenced as such throughout this report, such as the Design & Access Statement, Planning and Tall Building Statement, Energy and Carbon Statement, Statement of Community Engagement, Outline Construction Management Plan, Air Quality Assessment, Noise Impact Assessment, Blue and Green Infrastructure Response, Transport Assessment, Waste Management and Servicing Strategy and Socio-economic Regeneration Impact Statement.

Structure of the HIA

1.16 The remainder of this HIA is structured as follows:

- **Chapter 2 Health Policy and Strategy Context** - Summary of the relevant health and well-being policies and legislation at national and local levels;
- **Chapter 3 Local Public Health Profile** - Presentation of a summary profile of public health of the local population living in Manchester and wider region as a whole;
- **Chapter 4 Health Impact Assessment** - Assessment of the impacts using the NHS HUDU Rapid HIA Tool[4];
- **Chapter 5 Discussion of Findings** - Conclusions of the assessment and potential mitigation measures that can be employed to reduce any potential negative impacts.

[3] NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)
[4] Ibid.

2. Health Policy and Strategy Context

National Planning and Health Policy

Planning for health is a priority in national planning policy

2.1 The National Planning Policy Framework (NPPF, 2024 as amended) sets out its planning policies for England and how these should be applied. The NPPF provides a framework for a planning system centred around sustainable development, including the provision of homes, commercial development and supporting infrastructure.

2.2 The NPPF continues to set a social objective *"to support strong, vibrant and healthy communities, by ensuring that a number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."*[5]

2.3 The NPPF sets that planning policies and decisions should:

"Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community."[6]

2.4 A core planning principle of the NPPF focuses on the promoting healthy and safe communities, stating that plan-making and decision-taking should aim to:

- *"Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and*
- *Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."*[7]

[5] Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 8(b)
[6] Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework para 98(b)
[7] Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 96 (a,b,c)

2.5 The NPPF is supplemented by the web-based Planning Practice Guidance (PPG). The 'Healthy and Safe Communities' section of the PPG highlights that decision making in planning should consider health:

2.6 *"Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)"*[8].

2.7 The PPG identifies that "*a health impact assessment is a useful tool to use where there are expected to be significant impacts"*[9]. The increasing use of HIAs mirrors changes across the planning profession; organisations such as the Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) are undertaking research on topics such as 'healthy weight environments'[10] and 'housing for dementia'[11].

The Marmot Review

2.8 In 2008, Professor Sir Michael Marmot was tasked with chairing an independent review to propose evidence-based strategies for reducing health inequalities in England from 2010. Crucially, the review evidenced how the "*conditions in which people are born, grow, live, work and age*" - the 'social determinants' of health - affect health inequalities.

2.9 The final report[12] was published in 2010 and concluded that six policy objectives were required to reduce health inequalities. Those of relevance to the Proposed Development are:

- Create fair employment and good work for all;
- Ensure a healthy standard of living for all;
- Create and develop healthy and sustainable places and communities;
- Strengthen the role and impact of ill-health prevention.

2.10 The report proposed that socio-economic characteristics of a local area, such as income and employment, were central to understanding asymmetries in health and wellbeing across the UK. The central message of the report is that the social determinants of health should be addressed despite the economic cost.

2.11 In February 2020, the Institute of Health Equity (IHE) at University College London (UCL), of which Professor Sir Michael Marmot is Director, published a subsequent

[8] Ministry of Housing, Communities and Local Government (2018-2021) and Department for Levelling Up, Housing and Communities (2019) Planning Practice Guidance: Healthy and Safe Communities, para 001 (Reference ID: 53-001-20190722)
[9] Ibid, para 005 (Reference ID:53-005-20190722)
[10] Ross & Chang (2014) Planning Healthy Weight Environments: A TCPA 'Reuniting Health with Planning' Project
[11] RTPI (2017) Dementia and Town Planning
[12] Marmot, Michael (2010) Fair Society, healthy lives: the Marmot Review: strategic review of health inequalities in England post-2010

report, 'Health Equity in England: The Marmot Review 10 Years On'[13] which sought to understand the changes that had occurred in the nation's health and wellbeing since the original report's publication.

2.12 The Review stated that the last decade has been marked by deteriorating health and widening health inequalities, highlighting that "*for men and women everywhere the time spent in poor health is increasing*"[14] and identifying that increasingly wide socio-economic inequalities are a key factor in this trend.

2.13 The Review concludes that national government should prioritise addressing health inequalities and developing a national strategy to do so, but also outlines that there are instances of local government having played a significant role in establishing whole system approaches to tackling health inequalities, which have resulted in public health improvements, and which should serve as a model for national government and other local authorities to build on.

2.14 In January 2024, the Institute of Health Equity published a further report, 'Health Inequalities: Lives Cut Short', which concluded that a million people in England died earlier over the decade 2011-2021 than they would have done if they had been living in areas where the richest 10% of the population reside[15].

The Office for Health Improvement and Disparities

2.15 Public Health England (PHE) was established in 2013, and in 2021 transitioned into the Office for Health Improvement and Disparities (OHID). OHID serves as an executive agency within the DHSC, with an overall aim to improve the nation's health so that everyone can expect to live more of life in good health and levelling up health disparities to break the link between background and prospects for a healthy life.

2.16 The body supports the delivery of national and regional priorities for prevention and health inequalities and ensuring a joined-up approach to public health, publishing data, guidance and strategies related to a wide range of health determinants. OHID's priorities[16] include:

- Identify and address health disparities, focusing on those groups and areas where health inequalities have greatest effect;
- Take action on the biggest preventable risk factors for ill health and premature death including tobacco, obesity and harmful use of alcohol and drugs;
- Work with the NHS and local government to improve access to the services which detect and act on health risks and conditions, as early as possible;

[13] Institute of Health Equity (2020) Health Equity in England: The Marmot Review 10 Years On
[14] Ibid. p. 5
[15] Institute of Health Equity (2024) Health Inequalities, Lives Cut Short
[16] Office for Health Improvement and Disparities (2024) 'About Us' [Online]. https://www.gov.uk/government/organisations/office-for-health-improvement-and-disparities/about#:~:text=OHID%20will%3A,use%20of%20alcohol%20and%20drugs

- Develop strong partnerships across government, communities, industry and employers, to act on the wider factors that contribute to people's health, such as work, housing and education; and

- Drive innovation in health improvement, harnessing the best of technology, analytics, and innovations in policy and delivery, to help deliver change where it is needed most.

Greater Manchester and Health Policy

Places for Everyone Joint Development Plan 2022-2039

2.17 Greater Manchester's PfE Joint Development Plan[17] recognises that good health is one of the key determinants of quality of life, as well as having a significant impact on the ability of people across the region to maximise their opportunities and to make a positive economic contribution.

2.18 PfE acknowledges the existence of considerable inequalities of health outcomes within Greater Manchester, with average life expectancy in the least deprived areas being more than a decade longer than in the most deprived areas.

2.19 Policy JP-P6 ('Health') states that, to help tackle health inequality, new development will be required to:

"*Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing*"

Improving Health and Care in Greater Manchester 2023-2028

2.20 Greater Manchester Integrated Care Partnership (GMICP) brings together the city region's health and social care partners, as well as wider public sector and community organisations, to improve the health and wellbeing of Greater Manchester's population.

2.21 GMICP's 'Improving Health and Care 2023-2028 Strategy'[18] focuses on the contribution of health and care to enabling all residents to live a good life through improved wellbeing. GMICP's proposed vision is for the region to be a place where:

"*Everyone can live a good life, growing up, getting on and growing old in a greener, fairer more prosperous city-region.*"[19]

2.22 The Strategy identifies significant disparities existing between and within Greater Manchester's ten localities, with further disparities existing between communities according to race, ethnicity, gender, disabilities, poverty, social exclusion, sexuality and age.

[17] Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan 2022 - 2039
[18] Greater Manchester Integrated Care Partnership (2023) Improving health and care in Greater Manchester 2023-2028
[19] Ibid.

2.23 Accordingly, the Strategy proposes the 'Greater Manchester Model for Health', aiming to pursue a 'health in all policies' approach to maximise the influences on the social determinants of health. Key aspects of the Model for Health include:

- ***An inclusive economy*** *- where the contribution of public services is maximised through the Greater Manchester social value framework, including the contribution to the local economy in relation to employment, procurement, building and land use, and environmental impact.*
- ***Skills, education and good work*** *- focussing on good work through the spread of the Greater Manchester Good Employment Charter, improving pay and supporting wellbeing in work.*
- ***Healthy places*** *– developing neighbourhoods with cleaner air and access to green spaces where communities can come together, connect and support each other, enjoying their local environment and benefiting their physical and emotional health.*

Greater Manchester Sustainability Strategy 2022-2026

2.24 The Greater Manchester Sustainability Strategy is intended to '*place a focus on immediate carbon reduction considering the significant sources of direct carbon emission whilst also acknowledging the need to go further and tackle carbon emissions that occur within the value chain.'*[20]

2.25 By acknowledging the impacts of climate change globally but also in the communities within Greater Manchester, the strategy recognises the severe risks to public safety, buildings and infrastructure that climate related events pose and rises the negative effects on the health of the residents, often disproportionately impacting the more vulnerable members of the community.

2.26 The Strategy sets out Greater Manchester's approach to 'becoming an organisation that leads the way in delivering its own ambition for Greater Manchester's environment' and revolves around five priorities to focus on over the next five years. These are: Rapidly reduce the carbon footprint; Protect & Restore the environment; Use the resources efficiently & responsively; Adapt to a changing climate and Be sustainability leaders.

Local Planning and Health Policy

Manchester's Core Strategy aims to ensure residents experience a high quality of life, living within attractive and well-designed sustainable neighbourhoods

2.27 Manchester's Core Strategy[21], adopted in July 2012, serves as the cornerstone of the city's Local Development Framework, outlining the city's development priorities through to 2027. The strategy's vision is to establish Manchester as a "*city with an increased and sustainable healthy population*", where the community both benefits from and drives the city's rising productivity.

[20] Greater Manchester Combined Authority (2022) Sustainability Strategy 2022-2026.
[21] Manchester City Council (2012) Manchester's Local Development Framework: Core Strategy Development Plan Document.

2.28 A key spatial objective of the Core Strategy is to "*provide a network of distinctive, attractive, and high-quality centres*", strengthening local identity, providing essential services close to homes, and ensuring local access to healthy food. The strategy also emphasizes the importance of achieving high standards of design in all development proposals, which will promote healthy, low-carbon lifestyles, enhance well-being, and support sustainable and inclusive growth within the city.

2.29 The Manchester Core Strategy highlights the significant role planning plays in improving public health. It outlines the need to provide access to a healthier environment through high-quality development, the protection of open spaces, and increasing their accessibility. Specifically, the strategy identifies that the health of Manchester's residents is among the worst in the country, acknowledging the need to address health inequalities and promote healthier lifestyles. To achieve the vision outlined in the Sustainable Community Strategy, MCC is committed to reducing health disparities, increasing life expectancy, and improving the overall quality of life. This will be achieved through measures such as:

- Improving air quality and reducing noise pollution;
- Ensuring the provision of good quality, well-designed housing;
- Developing attractive and high-quality centres; and
- Promoting safe residential environments and addressing concerns related to crime

2.30 These actions are designed to address the city's health challenges and promote a healthier, more sustainable urban environment.

Making Manchester Fairer sets out how the Council will work together to tackle health inequalities in Manchester.

2.31 Making Manchester Fairer 2022-2027[22] is the high-level plan for reducing health inequalities and improving health and wellbeing in Manchester. It calls for a cross-sector collaboration and engagement with communities to improve the lives of residents by reducing health inequality.

2.32 Health and care services play a crucial role in maintaining well-being and providing support when individuals need treatment or assistance with illnesses. However, social circumstances—the conditions in which people are born, grow, live, work, and age—have a much larger impact on health. Factors such as income, the quality of education, employment, housing, social relationships, community support, the environment, and transportation all influence health. These conditions, known as the social determinants of health, are not distributed evenly across the city. They affect access to opportunities for good health and contribute to disparities, where some individuals are more likely to be healthy than others due to factors that are preventable but often beyond their control.

[22] Manchester City Council (2022) Making Manchester Fairer: Tackling Health inequalities in Manchester 2022-2027

2.33 Accordingly, the plan recognises eight overarching themes that are frequently highlighted as having an effect on health and wellbeing, including:

- Work and employment;
- Homes and housing;
- Places, transport and climate change; and
- Communities and power.

2.34 Consequently, the plan sets out what the council's aims to achieve over the next five years in relation to the overarching themes, as follows:

- Cutting unemployment and creating good jobs;
- Improving housing and creating safe, warm and affordable homes;
- Improving the environment and surroundings in the areas where people live, transport, and tackling climate change; and
- Strengthening community power and social connections.

Summary

2.35 Planning for healthy communities is a priority for national and local government, and it is recognised that a high-quality built environment can play a crucial role in promoting sustainable communities. From reference to HIAs and building healthy communities in the NPPF, to the work of county and local councils and other bodies to tackle inequalities, health is becoming an increasingly mainstream consideration within the planning and economic development process.

2.36 Health inequalities within Manchester itself reflect wider socio-economic inequalities within the council and wider Greater Manchester area, highlighting the need to prioritise health and wellbeing when planning new development.

2.37 It is recognised that a high-quality built environment can play a crucial role in fostering health and wellbeing and promoting sustainable communities, and the public health benefits arising from new development can be maximised through applying recommendations arising from a HIA.

3. Local Public Health Profile

3.1 The following health profile of the local and wider population considers general and wider determinants of health.

3.2 The baseline has been tailored to understand the impacts of the Proposed Development and outlines the current characteristics of Picadilly ward – the ward within which the Proposed Development is located - and Manchester, drawing comparisons where relevant to Greater Manchester more widely, the North West region and England as a whole.

General Health and Wider Determinants of Health

3.3 OHID's Public Health Outcomes Framework[23] highlights that health outcomes in Manchester show a degree of variation from those recorded in comparison with the Greater Manchester and nationally. Key issues highlighted included:

- **Life expectancy in Manchester is lower than in Greater Manchester and the national average**, with life expectancy for men and women in the authority being 75.2 and 79.9 years respectively, in comparison with 79.3 and 83.2 years in Greater Manchester, and 79.3 and 83.2 years nationally.

- **Childhood obesity rates are higher in Manchester than in Greater Manchester and nationally**; c. 27% of Year 6 children in Manchester are obese, with this being higher than the 24% recorded in Greater Manchester and 22% nationally.

- **The proportion of adults who are overweight is however lower in Manchester than in Greater Manchester and the national average** with c. 60% of adults in the council being classified as overweight or obese, in comparison with 67% in Greater Manchester and 64% nationally.

- **The proportion of adults that are physically active in Manchester is broadly in line with the Greater Manchester average, albeit lower than the national average,** with 65% of adults in the council doing more than 30 minutes exercise per week in comparison with 64% in Greater Manchester and 67% nationally.

- **Manchester has a notably higher proportion of children in relative low-income families[24] in comparison to Greater Manchester and England as a whole**, with 41% of children in the authority living in low-income families, in comparison with 30% in Greater Manchester and 22% nationally.

- **The percentage of people in employment Manchester is lower than recorded across the two wider spatial comparators.** Over the period from July 2024 until June 2025, an average of 70% of the working-age population of Manchester were recorded as economically active and in employment, which is lower than

[23] Office for Health Improvement and Disparities (2025) Public Health Outcomes Framework: Manchester

[24] This refers to people living in households with income below 60% of median income in a base year.

the same rates across Greater Manchester (72%) and England as a whole (76%)[25].

3.4 The Proposed Development is located in the Piccadilly ward. Data from the 2021 Census provides an insight into the health of the population, asking respondents to self-assess their general health[26].

3.5 **Table 3.1** shows that the general health of residents in Piccadilly appears notably better than in surrounding areas, with 91% reporting their health as "very good or good"—the highest among all regions listed. The proportion of residents reporting "very bad or bad" health is also the lowest at 2%, compared to 6% in Manchester, Greater Manchester and the North West, and 5% nationally. This suggests that Piccadilly residents tend to have slightly better overall health outcomes than the local and national averages.

Table 3.1: General Health, 2021

	Piccadilly	Manchester	Greater Manchester	North West	England
'Good' or 'Very Good'	91%	82%	81%	80%	82%
'Fair'	7%	12%	13%	13%	13%
'Bad' or 'Very Bad'	2%	6%	6%	6%	5%

Note: Some percentages appear not to sum due to rounding.
Source: ONS via Nomis, 2021

3.6 The 2021 Census also provided information on the number of residents who self report themselves as being disabled (as defined under the Equality Act) and the extent to which this affects their day-to-day lives[27]. Census data reports that a slightly lower proportion of Piccadilly residents (11%) consider themselves to be disabled, in comparison with the proportions across Manchester and Greater Manchester (both at 18%), the North West (19%) and England as a whole (17%).

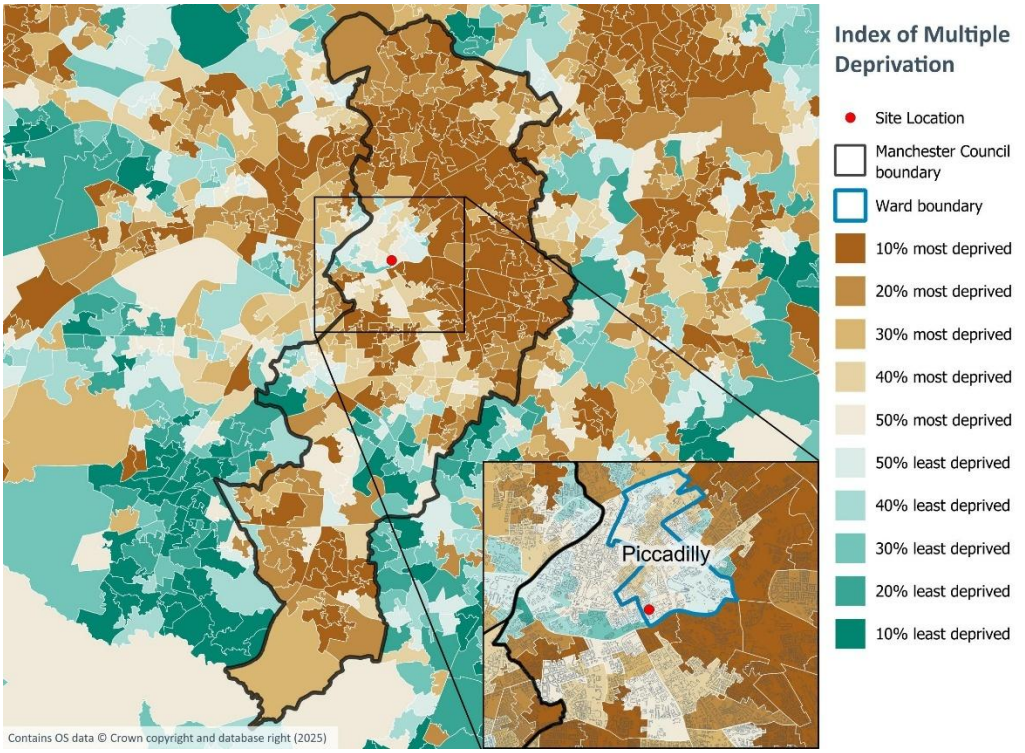
Deprivation

3.7 The link between general health outcomes and deprivation – including factors such as poverty, employment and skills levels, as well as access to services and living environment – is well known and documented. The MHCLG's IoD[28] is a measure of relative deprivation across different 'small areas' or neighbourhoods (defined as 'Lower Super Output Areas', LSOAs)[29] in England. The 2025 edition of the IoD is based on 55

[25] ONS via Nomis (2025) Annual Population Survey: July 2024 – June 2025
[26] ONS via Nomis (2025) Census 2021 – TS037 – General Health
[27] ONS via Nomis (2025) Census 2021 – TS038 - Disability
[28] Ministry of Housing, Communities and Local Government (2025) English Indices of Deprivation 2025
[29] Small areas are defined as 'Lower Super Output Areas' (LSOAs), which are small areas designed to be of a similar population size, with an average of between 1,000 and 3,000 persons.

separate indicators, organised across seven distinct 'domains' of deprivation[30], which are combined and weighted to calculate the Index of Multiple Deprivation (IMD).

Figure 3.1: IMD Across LSOAs in Manchester



Source: MHCLG, 2025; Turley, 2025

3.8 When considered on the basis of average rank of multiple deprivation, the 2025 IMD reported that Manchester ranks 2nd out of 296 local authorities nationally, indicating that deprivation is particularly pronounced in many areas of the city. In Manchester, it is identified that the domains driving deprivation include 'Income', 'Health and Disability' and 'Crime', for which Manchester ranks within the 10% most-deprived local authorities in England. There are additionally three domains including 'Living Environment', 'Barriers to housing and services' and 'Employment' in which Manchester ranks within the 20% most deprived nationally.

3.9 As shown in **Figure 3.1**, Manchester accommodates clusters of highly deprived LSOAs, with deprivation linked to factors such as lower income, poorer health outcomes, crime, and higher levels of unemployment. Having regard to the seven distinct 'domains' of deprivation[31], the LSOA in which the Site is located[32] ranks within the 50% least-deprived neighbourhoods nationally. However, the surrounding area, particularly to the south is highly deprived in terms of income, health, crime and living

[30] The seven domains of deprivation are: Income; Employment; Health & Disability; Education, Skills & Training; Crime; Barriers to Housing and Services; Living Environment.
[31] The seven domains of deprivation are: Income; Employment; Health & Disability; Education, Skills & Training; Crime; Barriers to Housing and Services; Living Environment.
[32] Manchester 055A based on the 2021 LSOA boundaries used for the 2025 IMD.

environment, ranking within the 10%-30% most-deprived LSOAs nationally, indicating that these are key local issues.

3.10 The levels of deprivation in evidence form an important consideration, where the Proposed Development is located on the proximity to notably deprived wards in Manchester, including Hulme, Ardwick and Ancoats and Beswick.

Cost-of-Living Crisis

3.11 It has been widely documented that the health and wellbeing of individuals has been adversely affected by the recent cost of living crisis, with poverty being perhaps the most significant determinant of health. OHID data highlights that this is already a key issue in Manchester; at 41%, the proportion of children in relative low-income families[33] is notably higher than the regional and national rates (respectively 30% in Greater Manchester and 22% in England as a whole)[34].

3.12 The ongoing cost-of-living crisis and inflationary pressures on everyday essentials has resulted in notable increases in the number of households in housing, food and energy poverty nationwide.

3.13 Food poverty can be defined as the inability to obtain healthy affordable food, and access to healthy food (both in financial and locational terms) to a large extent reflects wider deprivation indicators.

3.14 Research[35] by the Food Foundation shows that:

- As of January 2025, 14% of UK households were living in food insecurity, rising to 18% of households with children.
- At 39%, a far higher proportion of households in receipt of Universal Credit reported experiencing food insecurity, in comparison with 11% of households not in receipt.
- Diet quality is negatively affected by food insecurity; food insecure households are more likely to cut back on purchasing healthy foods such as fruit, vegetables, fish, dairy and eggs.
- Previous research[36] by the Foundation also showed a significant increase in food insecurity as a result of the growing cost of living, with the number of food insecure households with children rising 50% between April 2022 of January 2023.

[33] Defined as a household with income below 60% of median household income.
[34] Office for Health Improvement and Disparities (2025) Public Health Outcomes Framework: Manchester.
[35] Food Foundation (2025) 'Food Insecurity Tracking' [Online]. Available at: https://foodfoundation.org.uk/initiatives/food-insecurity-tracking#tabs/Round-16
[36] Food Foundation (2023) 'From purse to plate: implications of the cost-of-living crisis on health' [Online]. Available at: https://foodfoundation.org.uk/sites/default/files/2023-03/TFF_Cost%20of%20living%20briefing.pdf

3.15 Furthermore, 2024 ONS research reports that 62% of adults in Great Britain were spending less on essentials as a result of increases in the cost of living.[37]

3.16 Survey research[38] published by the Russell Group Students Union[39] demonstrates these economic challenges extend to today's students, highlighting that

- 1 in 4 students regularly go without food and other necessities because they cannot afford them, rising to over 3 in 10 for students from the most socio-economically disadvantaged backgrounds;
- Students are living on average just £2 per week over the destitution line in the UK;
- 17% of respondents are in paid employment and working more than 30 hours a week alongside their studies;
- Many students have difficulties concentrating due to poor nourishment and financial stress, and others are skipping on-campus lectures because they cannot afford travel costs;
- Over half (54%) of students report their academic performance has suffered and 18% have considering dropping out due to financial pressures;
- Overall, the burden of the cost-of-living crisis is felt most strongly by students from marginalised and disadvantaged backgrounds, with students who are estranged or care-experienced, those with caring responsibilities, disabled students and part-time students the most likely to report that they have considered leaving university.

Student Housing and Health

3.17 Further to meeting market demand, a person's ability or otherwise to access housing which is of good quality and which meets their needs can have a significant impact on their physical and mental health. As outlined by the Marmot Review into Health Equity in England[40], housing is a key social determinant of health and to improve physical health and mental wellbeing and tackle health inequalities in communities across England, everyone must have access to a warm, dry, safe, affordable home which meets their needs.

3.18 As outlined by OHID guidance[41], there are risks to an individual's health associated with living in:

- A cold, damp, or otherwise hazardous home (an unhealthy home);

[37] ONS (2024) 'Cost of living insights: Spending' [Online]. Available at: https://www.ons.gov.uk/economy/inflationandpriceindices/articles/costoflivinginsights/spending
[38] Russell Group (2023) 'Students facing poverty as cost-of-living crisis hits studies, new research shows' [Online]. Available at: https://russellgroup.ac.uk/news/students-facing-poverty-as-cost-of-living-crisis-hits-studies-new-research-shows/
[39] The Russell Group is an association of 24 UK universities (of which UoM is a member).
[40] The Health Foundation (2020) Health Equity in England: The Marmot Review 10 Years On
[41] Office for Health Improvements and Disparities (2017) Guidance: Improving health through the home

- A home that does not meet the household's needs due to risks such as being overcrowded or inaccessible to a disabled or older person (an unsuitable home); and/or

- A home that does not provide a sense of safety and security including precarious living circumstances and/or homelessness (an unstable home).

3.19 Poor housing conditions are known to be associated with physical illnesses, including eczema, hypothermia and heart disease, with respiratory health also having been shown to be particularly affected. Poor physical conditions can also negatively impact on mental health, due to the stress caused by living in insecure, overcrowded, cold, polluted or damp conditions.[42] Research commissioned by Shelter[43] reported 20% of adults who were surveyed stated that a housing issue had negatively impacted upon their mental health in the last 5 years. As such, 'Housing Quality and Design' is identified as a key determinant of health by the NHS Healthy Urban Development Unit (HUDU)[44].

3.20 The above is also significant in the context of student housing, given that 2023 research[45] investigating the experiences of students in the private rented sector indicated that:

- 54% have experienced damp or mould on walls or ceilings in their current accommodation;

- 57% have experienced condensation in their current accommodation;

- 49% say their accommodation is poorly insulated / draughty;

- 70% say they limit the length of time they have their heating on to save money on energy bills;

- 12% have been unable to pay their energy bills at the final reminder;

- 59% say they have felt uncomfortably cold in their current accommodation; and

- 48% who say they've felt uncomfortably cold say it makes them feel anxious or depressed.

Primary Healthcare Infrastructure

Primary Healthcare Demand Generated by the Proposed Development

3.21 The capacity of healthcare facilities to accommodate existing and new patients is dependent on numerous factors, including workforce capacity, as well as physical infrastructure (e.g. built floorspace capacity and its qualitative characteristics, such as age and configuration). Whilst information regarding the quantum and quality of built

[42] Shelter (2013) People living in bad housing – numbers and health impacts
[43] Shelter (2017) The Impact of Housing Problems on Mental Health
[44] NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Toolkit (4th Edition)
[45] Students Organising for Sustainability (2023) 'Homes Fit for Study' [Online]. Available at: https://www.sos-uk.org/research/homes-fit-for-study

floorspace of local GP facilities is not publicly available, analysis of data reporting GP workforce and its indicative capacity to accommodate patients has been conducted to inform the assessment.

3.22 There are no official government guidelines that stipulate suitable patient per GP ratios. However, guidance[46] published by NHS London's Healthy Urban Development Unit (HUDU) outlines that a benchmark of 1 GP (assumed to be full-time equivalent, FTE) per 1,800 people is an appropriate measure, with this ratio being based on guidance from the Royal College of GPs.

3.23 NHS Greater Manchester Integrated Care Partnership (NHS GM ICP) is the body responsible for planning health facilities for residents in Manchester and the rest of Greater Manchester. It is noted that the ratio of demand for GPs relative to total supply of GPs – including both fully-qualified and trainee GPs – across the NHS GM ICP area is 1 FTE GP per 1,580 registered patients[47]. If accounting for only fully-qualified GPs, the ratio increases to 1 FTE GP per 2,192 patients.

3.24 Given that trainee GPs can treat patients independently, yet are subject to a degree of supervision, the total capacity of the GP workforce is likely to fall somewhere between these figures in terms of the workforce ratio to patient demand.

3.25 In this context, HUDU's guideline GP per patient ratio (1 FTE GP per 1,800 patients, and on the basis of fully-qualified GPs only) has been used as the measure to estimate indicative capacity of healthcare facilities local to the Site as a conservative scenario.

3.26 Given its location in central Manchester, there are a number of primary healthcare facilities accessible from the Site. **Table 3.2** presents the thirteen GP surgeries local to the Proposed Development (within two-mile walking distance). The analysis presents the total number of patients and FTE GPs per facility and the patient/GP ratio and on aggregate as of October 2025[48]. It can be seen that the relevant surgeries accommodate c. 188,840 patients, and a workforce of c. 80 FTE GPs.

[46] NHS London Healthy Urban Development Unit (2009). HUDU Planning Contribution Model Guidance Notes.
[47] NHS Digital (2025). 'General Practice Workforce, 31 October 2025'
[48] Ibid.

Table 3.2: GP Surgeries in the Locality of the Proposed Development

GP Facility	Travel Distance (Miles)	Patients	FTE GPs	**Patients per FTE GP**
The Doc's Surgery	0.4	14,758	7	3,939
Cornbrook Medical Practice (Boundary Surgery)	0.8	18,463	7	2,653
Vallance Medical	0.8	16,049	3	11,801
Brunswick Medical Practice	0.8	7,857	3	3,929
City Health Centre	0.8	15,770	6	2,533
Ancoats Urban Village Medical Practice	0.9	13,926	9	1,690
New Islington Medical Practice	0.9	12,930	5	3,159
The Arch Medical Practice	1.1	24,938	12	3,167
Blackfriars Medical Practice	1.2	16,399	4	3,750
Cornbrook Medical Practice (Booth St.)	1.3	*Data grouped with Cornbrook Medical Practice (Boundary Surgery)*		
The Robert Darbishire Practice*	1.6	35,566	19	2,188
New Bank Health	1.8	6,320	2	2,676
Wilmslow Road Surgery	1.9	5,862	2	3,233
Total		**188,838**	**80**	**2,892**

**The Robert Darbishire Practice provides an on-campus GP practice for students at The University of Manchester.*

Source: NHS Digital, General Practice Workforce (October 2025)

3.27 On this basis, the identified surgeries appear on aggregate to be operating at a ratio of 2,892 patients per fully-qualified FTE GP, which is higher than the equivalent measure across Greater Manchester (1 FTE GP per 2,192 patients, as noted above). These ratios are higher than the recommendation of one FTE GP per 1,800 patients, suggesting that there is a degree of capacity constraint in the locality.

3.28 It is, albeit, noted that Ancoats Urban Village Medical Practice (1,690 patients per FTE GP), would appear to be operating within capacity guidelines, therefore suggesting that they could have availability to accommodate additional patients[49].

3.29 The new PBSA bedspaces at the Proposed Development will generate new residential demand for primary healthcare infrastructure, such as GP and dental surgeries. Once completed and fully occupied, the Proposed Scheme could accommodate a total of

[49] Data also suggests that one surgery – Blackfriars Medical Practice (at 11,162 patients per FTE GP) appears to be operating at a patient per workforce ratio far exceeding all other surgeries, which could be the result of a data anomaly.

2,511 students, an uplift of 1,938 students in comparison to the 528 that can currently be accommodated in the current provision.

3.30 As outlined within HUDU guidance[50], the Royal College of GPs recommend a ratio of one (assumed full-time equivalent, FTE) GP per 1,800 registered patients.

3.31 Therefore, it is estimated that the Proposed Development's uplift of c. 1,938 residents could generated demand equivalent to just over (1.08) FTE GPs.

3.32 It should also be emphasised that the underlying assumption that the Proposed Development could result in an additional c. 1,938 students being registered at local GP surgeries is very much a 'worst-case' scenario; students will reside in PBSA at the Site for a defined and limited period of time (i.e. one or several academic years) and therefore a significant proportion could choose to remain registered at the GP surgery at which they were registered prior to moving to the Proposed Development (including potentially at their out-of-term-time address), rather than register at a new practice for a relatively short period of time.

3.33 It is also noted that the Robert Darbishire Practice provides an on-campus GP practice for students at The University of Manchester and is one of the largest GP practices identified in the locality in terms of GPs and patient registrations, and therefore could potentially meet a notable proportion of the uplift.

3.34 Overall, although analysis indicates potential constraints in local primary healthcare (GP), there is likely to be capacity at some local facilities to accommodate new registrations from the uplift in demand generated by the Proposed Development, which is likely to be relatively minor.

3.35 Therefore, it is considered that the demand generated by the Proposed Development for healthcare facilities is likely to be able to be accommodated within existing provision.

Local Dental Surgery Provision

3.36 There is no official NHS or Government guidance on the appropriate ratio between dentists and patients, for the purposes of assessing available capacity. In the absence of such guidance, demand for dental facilities has therefore been calculated using a benchmark of 1 dentist per 2,500 patients. This ratio has been identified by a number of previous studies of dental facility provision in other geographies[51] and has been applied here in the absence of recommended guidance.

3.37 Based on an estimated uplift in the local population of c. 1,938 people once complete and all homes are occupied, it is estimated that the Proposed Development will generate demand for 0.77 FTE dentists. As with GP facilities, this is a worst-case scenario, and does not account for the fact that residents could choose to remain registered at their existing surgery, which may not be local to the Site.

[50] Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

[51] Swindon Borough Council (2008) Swindon Small Scale Urban Extensions Study, p. 109; AECOM (2010), Lowestoft Lake Lothing and Outer Harbour AAP, Social Infrastructure Assessment

3.38 Using the NHS's 'Find a Dentist' online tool there are currently nine dentist surgeries within a two-mile travel distance of the Site. These surgeries are identified at **Table 3.3**.

3.39 It is not possible to quantitatively analyse provision and capacity of services in terms of dentists and patient numbers (as data is not publicly available). Most local dental surgeries appear to provide services at NHS rates to existing patients, as well as at private rates, and all seem to be accepting new private patients. It is also understood that at least ten are currently accepting new adult patients at NHS rates.

3.40 Research from each of these surgeries websites indicates that at least 15 dental surgeries are present within a two-mile walking distance of the Proposed Development.

Table 3.3: Dental practices local to the Proposed Development

	Walking Distance from site (miles)	Accepting new patients?		Number of dentists
		NHS	Private	
City Centre Dentists	0.6	Only by referral	✓	8
The Vallance Dental Care	0.8	✓	✓	7
Mydentist, Stevenson Square	0.8	✓	✓	12
207 Dental Care	0.9	✓	✓	4
Bupa Dental Care Manchester	0.9	Only children under 17	✓	11
Manchester Dental Practice Ltd	0.9	✓	✓	7
Ancoats Dental Practice	0.9	✓	✓	3
Revive Dental Care, Salford	0.9	✓	✓	3
New Cross Dental Surgery	1.0	*Unknown*	✓	*Unknown*
Rusholme Dental Practice	1.4	*Unknown*	✓	*Unknown*
Archway Dental Practice	1.5	Only children under 17	✓	2
Parsonage Dental Practice	1.6	✓	✓	*Unknown*
Brooks Bar Dental	1.9	✓	✓	*Unknown*
Family Dental Practice	2.0	✓	✓	2
Birch Dental Practice	2.0	✓	✓	1
Total	-	-	-	**60+**

Source: NHS Digital (2025)

3.41 Overall, analysis indicates that a level of choice will be available for future residents should they seek to register privately with a new dental practice in the area.

Summary

3.42 In summary, key health-related findings from the above baseline assessment indicate that the general health of the Manchester population is relatively poor in comparison to the regional and national average, indicating that there is a strong imperative to promote development which will support health and wellbeing improvements.

3.43 Overall, although analysis indicates potential constraints in local primary healthcare (GP), there is likely to be capacity at some local facilities to accommodate new registrations from the uplift patient demand generated by the Proposed Development. With regards to dental practices, a level of choice will be available for future residents should they seek to register privately with a new dental practice in the area.

3.44 It is also is worth noting that students will reside in PBSA at the Site for a defined and limited period of time (i.e. one or several academic years) and therefore a significant proportion could choose to remain registered at the GP surgery at which they were registered prior to moving to the Site (including potentially at their out-of-term-time address), rather than register at a new GP or dental practice for a relatively short period of time. It is also noted that there is an on-campus GP practice at UoM which could potentially meet a notable proportion of the uplift.

3.45 Overall, the baseline indicates that there is a strong local imperative to continue to improve health and wellbeing outcomes locally, which could be maximised through implementing recommended mitigation and enhancement measures to be identified within a HIA.

4. Health Impact Assessment

4.1 The assessment uses the *HUDU Rapid Health Impact Assessment Matrix* as outlined in the *Rapid Health Impact Assessment Tool.*[52] The tool enables a quick assessment of the impacts of a development plan or proposal according to eleven topics or broad determinants. It is then used to provide recommendations to address negative impacts and maximise benefits. It is made clear in the assessment whether the impact and mitigation relate to the construction or operational phase of the development.

Name of assessor / organisation:	Turley Economics
Name of project (plan or proposal):	Weston Halls and Pendulum Hotel, Manchester
Location of project:	Weston Halls and Pendulum Hotel, Manchester
Date of assessment:	December 2025

[52] NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

1 Housing Design and Affordability

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	☒ Yes ☐ No	The Design and Access Statement (DAS)[53] for the Proposed Development confirms that a number of studios throughout the scheme will be able to accommodate the needs of accessible students as noted in M4(2). A proportion of studios are fitted out at completion with the remaining studios with the potential for adaptation to the specific requirements of the student.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required*
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☐ Yes ☒ No	As PBSA, the Proposed Development will not provide specialist housing for older people and therefore this is not a relevant consideration for the Proposed Development. However, as set out above, it should be noted that a proportion of studios will be designed as wheelchair-accessible and adaptable in line with Building Regulation Part M, which will meet the needs of disabled people. As noted in the Planning and Tall Building Statement[54], a total of 118 accessible studios will be provided (4.7% of the overall number of studios), with 65 studios delivered during Phase A and 53 during Phase B.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ No	As noted above, accessible bedrooms will comprise 4.7% of the Proposed Development. One of the accessible studios will be fully fitted out upon completion, to ensure immediate accessibility. The remaining accessible studios will be adaptable to meet the varying needs of residents, ensuring that the development is flexible and responsive to future demands[55].	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[53] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement
[54] Turley (2025) Weston Halls and Pendulum Hotel: Planning and Tall Building Statement
[55] Ibid

Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ No	The DAS sets out design standards for all studios, and it is considered that buildings have been developed to provide high-quality and desirable spaces to live, with suitable apartment layouts designed to maximise daylight. The bedrooms are well proportioned and laid out to meet iQ standards or in some cases exceeding their minimum required floor area.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	☒ Yes ☐ No	The Proposed Development will provide 2,511 PBSA units, - an uplift of c. 1,938 at the Site – thereby helping to meet demand for student accommodation[56]. Bedspaces are provided in clusters, studios and 'twodios'. Studios are one-bed units and range in size from more compact to larger arrangements to meet a range of different needs and budgets of future occupiers. As discussed above, 118of the studio will be wheel-chair accessible. . Clusters are arranged to comprise either 5 or 6 bedrooms, all of which share a communal kitchen. All cluster bedrooms are provided with en-suite bathroom pods. Twodios are similar to the cluster bedrooms but are paired with shared access to a kitchen and dining facility. This typology provides a middle ground between fully private studios and larger cluster flats, fostering a sense of connection while maintaining a high standard of individual accommodation. As such, it is considered that the provision will respond to and help meet a range of student housing need.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating?[57]	☒ Yes ☐ No	The Proposed Development's Energy and Carbon Statement[58] outlines that the scheme incorporates a comprehensive range of passive measures and a fabric-first approach to ensure maximum energy efficiency. Key among these include: • Minimise energy demand through targeting fabric performance;	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[56] Ibid.
[57] SAP rating refers to a dwelling's performance in terms of energy use per unit floor area.
[58] Turley (2025) Weston Halls & Pendulum Hotel: Energy and Carbon Statement

- Maximise energy efficiency through mechanical ventilation with heat recovery and energy efficiency lighting with suitable control to minimise energy wastage;
- Renewable energy generation in the form of solar PV;
- Low carbon heath through a fossil-fuel free, all-electric development with ASHPs to deliver domestic hot water and with electric panel heaters to deliver space heating;
- Reducing overheating through passive measures, including green and blue infrastructure, and consideration of window g-values; and
- Materials used efficiently and selected to reduce embodied carbon of new buildings

These measures illustrate a strong commitment to the energy hierarchy, emphasizing the reduction of energy demand and the utilization of renewable resources where possible. This strategic approach ensures that the development is not only energy-efficient but also sustainable and environmentally responsible.

2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☐ Yes ☒ No	The Echo Days nursery occupies part of the ground floor of Weston Halls building under an occupational lease. As outlined in the Statement of Community Engagement (SCE)[59], produced for the Proposed Development, subject to planning permission, the project will be delivered in phases and the nursery will remain fully operational as part of Phase A. As part of Phase B (which is currently targeted to commence in 2031), the Weston Halls building will be demolished, with the new development providing only PBSA accommodation with ancillary uses. Albeit there are still many years from any relocation being required, the Applicant has engaged with the nursery's management team to help them source an alternative, suitable location when it is necessary in the future.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☒ Yes ☐ No	The impact on existing and planned local healthcare capacity has been considered in the baseline section of this HIA. Based on guidelines GP per patient ratios[60], it is estimated that the uplift of c. 1,938 residents at the Proposed Development once completed and fully occupied could generated demand for c. 1.08 FTE GPs. As reported in the baseline section (Table 3.2), the 13 GP surgeries within 2 miles of the Site appear to be operating at an aggregate ratio of 2,892 patients per fully-qualified GP, which is higher than the HUDU's recommended ratio of 1,800 patients per fully-qualified GP. It is, albeit, noted that Ancoats Urban Medical Village (1,690 patients per fully-qualified GP) would appear to be operating within capacity guidelines, therefore	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*

[59] Turley (2025) Weston Halls and Pendulum Hotel: Statement of Community Engagement
[60] NHS Healthy Urban Development Unit (2009). HUDU Planning Contribution Model Guidance Notes

		suggesting that it could have availability to accommodate some additional patients. Other GP practices may also continue to accept new patients. With regards to dental practices, the baseline section confirms that a level of choice will be available for future residents should they seek to register privately with a new dental practice in the area. It should also be emphasised that the underlying assumption that the Proposed Development could result in an additional c. 1,938 students being registered at local GP surgeries is very much a 'worst-case' scenario; students will reside in PBSA at the Site for a defined and limited period of time (i.e. one or several academic years) and therefore a significant proportion could choose to remain registered at the GP surgery at which they were registered prior to moving to the Proposed Development (including potentially at their out-of-term-time address), rather than register at a new practice for a relatively short period of time. It is also noted that the Robert Darbishire Practice provides an on-campus GP practice for students at The University of Manchester and is one of the largest GP practices identified in the locality in terms of GPs and patient registrations, and therefore could potentially meet a notable proportion of the uplift. Therefore, it is considered that the demand generated by the Proposed Development for healthcare facilities is likely to be able to be accommodated within existing provision.		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☒ No	There are thirteen GP practices within a two-mile walking distance from the Site. The proposal does therefore not seek to provide or replace a healthcare facility, as existing provision will likely be sufficient to accommodate the demand generate by the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*

Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ No	As a PBSA development, the Proposed Development will not accommodate children of primary and secondary age, and therefore will not generate demand for local education facilities. In terms of other community facilities, the Site's location close to the city centre of Manchester means that the full range of services in the immediate local area will be accessible to residents of the Proposed Development, including libraries, sports centres, community centres and places of worship.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal explore opportunities for shared community use and co-location of services?	☒ Yes ☐ No	Community life and social cohesion is an important component of the Proposed Development's design. Research previously published on this subject reported that countries with higher social inclusion, social capital, and social diversity were more likely to report good health above and beyond individual-level characteristics. This shows the strong link between the two[61]. As stated in the DAS[62], the Proposed Development will offer a range of spaces for students to relax and socialise. The Courtyard sits at the heart of the scheme and will be a private area designed for students use. It will provide a series of active and tranquil spaces where residents can socialise, study and play. Weston Halls will become the community centre where people can socialise, take part in community activities and engage with other residents and visitors. The residential accommodation will be supported by 2,537sqm of amenity space, comprising a gym, study spaces, extensive lounges and private and social dining spaces. These design measures will enrich the community's social fabric and create a vibrant, lively atmosphere throughout the development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[61] Chuang & Chuang (2013) Social Cohesion Matters in Health
[62] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement

3 Access to open space and nature

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ No	As outlined in the Blue and Green Infrastructure Response[63], prepared by Planit, existing green infrastructure is not present on site and so improving such features is not possible. The proposals include new trees and planting areas that will be subject to a comprehensive maintenance and management strategy. The creation of a new green verdant courtyard will create a green infrastructure framing the various spaces and allowing students to be within nature.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ No	As stated in the DAS[64], the site currently underdelivers in terms of design quality, urban form and contribution to the wider cityscape. The landscaping proposals include three distinct spaces delivered through a phased approach: • The Streetscape will act as an active urban edge encouraging movement and interaction, strengthening the relationship between the development and the surrounding area; • The Courtyard sits at the heart of the scheme and will be a private area designed exclusively for student use. It will provide a series of active and tranquil spaces where residents can socialise, study and play; • The Woodland Edge will offer a soft, more natural character, accessible via both stepped and level pathways. Interventions here will focus on native wildflower planting and small woodland trees to encourage biodiversity and seasonal change. An informal looping route will weave through this landscape, offering opportunities for temporary uses, flexible activities and moments of retreat.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[63] Planit (2025) Weston Halls and Pendulum Hotel: Blue and Green Infrastructure Response
[64] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement

		The enhanced greenery and redevelopment of the site will provide improved visual and physical amenity for residents and all others accessing the site. The design offers a combination of native and climate resilient trees within the courtyard, with rain gardens and windflower planting used to improve biodiversity. As outlined in the Blue and Green Infrastructure Response[65], there is an opportunity to tie the woodland edge with the wider ID Manchester Strategic Regeneration Framework (SRF) proposed public realm as part of the phasing strategy.		
Does the proposal provide a range of play spaces for children and young people?	☐ Yes ☒ No	As a PBSA development, specific play spaces are not required at the Site, albeit it is considered that the new public realm will be suitable and accessible for people of all ages, with the DAS[66] stating that the design of the spaces will support a diverse range of uses for individuals and groups of different sizes with flexibility for changing functions such as study, rest, play, exercise and development of personal wellbeing.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ No	The DAS[67] notes that – whilst the surrounding public realm the is currently of low quality, Charles and Sackville street offer an opportunity for the Proposed Development's streetscape to seamlessly tie-in with the ID Manchester SRF aspiration. As outlined in the Blue and Green Infrastructure Response[68], the design of Charles Street contributes to the enhancement of streetscape through tree and vegetation planting on along Charles Street with seating opportunities for users. The Courtyard and Woodland Edge will prioritise pedestrian movement through a combination of stepped and level access. The Woodland Edge will be located around three metres beneath the main garden and will be accessible via both stepped and level pathways.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[65] Planit (2025) Weston Halls and Pendulum Hotel: Blue and Green Infrastructure Response
[66] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement
[67] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement
[68] Planit (2025) Weston Halls and Pendulum Hotel: Blue and Green Infrastructure Response

Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No	As set out above, the design of the spaces will support a diverse range of uses for individuals and groups of different sizes with flexibility for changing functions such as study, rest, play, exercise and development of personal wellbeing. Furthermore, high quality and robust street furniture will be selected and designed to create a durable and visually attractive environment for residents and the public, providing places to stop and rest.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ No	Public spaces will be managed by iQ following completion and operation.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No	Activities such as site preparation (including delivery of construction material, erection of fences and barriers), movement of construction traffic (including haulage, vehicles and plant movements) and the construction and fabrication of buildings have the potential to create adverse impacts in terms of dust, noise, vibration and odours. Mitigation measures implemented during construction should effectively limit the impacts of dust, noise, vibration and odours. An Outline Construction Management Plan (CEMP)[69] has been produced for the Proposed Development, which provides an overview of the system and procedures to manage the construction operations at the Site. It includes mitigation measures as follows: **Air, Dust and Odours** • Implementation of a stakeholder communications plan to maintain open communication with residents and stakeholders. This will include advance notifications of noisy/high vibrations activities, complaints management processes, and the establishment of a contact point for concerns; • Implementation of a Dust Management Plan (DMP), which will include dust management measures in line with appropriate guidance and implementation of trigger and action levels; • Cover all open backed vehicles; • Switch off vehicle engines when parked; • Regular and controlled monitoring of air quality; and • Screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Production of a detailed CEMP (which could include a DMP) outlining the measures to minimise construction impacts such as dust, noise, vibration and odours. This could be secured by planning condition.

[69] Bowmer + Kirkland (2025) Weston Hall and Pendulum Hotel: Outline Construction Management Plan

		Noise and Vibration • Defined working hours; • Minimize drop height of materials; • Radios and other noise-generating devices are not permitted on site; • Selection of appropriate plant and work procedures; • Continuous noise and vibration monitoring at key sensitive receptor locations during high-impact activities, such as piling or demolition, to ensure compliance with agreed thresholds; and • Engines to be switched off when vehicles are idle or on site As concluded by the Air Quality Assessment[70], the Proposed Development complies with the relevant air quality policies, and providing that the recommended dust control measures are implemented, the residual significance of air quality impacts from dust generated construction and track out activities is predicted to be not significant.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No	The Proposed Development will be car-free; therefore, no car parking will be provided at the site, meaning no increase in vehicle movements on the surrounding road network. This will encourage the use of public transport and active travel modes for residents, workers and visitors, contributing to reduced air pollution. As stated above, the Air Quality Assessment[71] concludes that the impact of the Proposed Development is predicted to be not significant. However, mitigation measures will assist in reducing any potential impact and general best practice measures in relation to air quality could be implemented.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*

[70] Apex (2025) Weston halls and Pendulum Hotel: Air Quality Assessment
[71] Ibid

Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ No	The Noise Impact Assessment[72] confirms that minimum façade sound insulation specifications to achieve MCC's internal noise, music noise from nearby entertainment venues and existing sources of mechanical plant noise. The sound insulation of opaque portions of the façade should be reviewed as the design develops. Noise levels in external amenity areas for exclusive student use are considered to be broadly suitable based on MCC and ProPG guidance. Detailed assessments of airborne and impact noise from high-noise spaces should be carried out once layouts are finalised and the building design has developed. The following should be reviewed: • Minimum façade sound insulation requirements for amenity spaces; • Build ups of separating elements between high-noise and sensitive spaces, along with junction detailing and treatment of potential flanking pathways; and • Gym floor build-up to control impact sound transfer, informed by subjective on-site testing of various floor types if possible The Noise Impact Assessment concludes that based on the existing noise risks and following the recommendations outlined in the report, the site is considered suitable for student accommodation.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Completion of detailed assessments stated in the Noise Impact Assessment once layouts are finalised and the building design has developed. This could be secured via planning condition.

[72] Apex (2025) Weston Halls & Pendulum Hotel: Noise Impact Assessment

5 Accessibility and active travel

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ No	The ten Healthy Streets indicators is a London-specific policy initiative which underpins the Mayor of London's Transport Strategy[73] and Health Inequalities Strategy[74] as well as the draft new London Plan[75]. Whilst therefore not directly applicable to the Proposed Development in policy terms, these principles therefore serve as a best-practice standard for consideration of whether development will engender a healthy environment. The ***ten indicators*** and how they are likely to be addressed by the Proposed Development are outlined below: ***1) Pedestrians from all walks of life*** – through enhancing the surrounding public realm and pedestrian connections (see Section 3: Access to open space and nature; and the remainder of this section) the Proposed Development will seek to ensure that users will be able to and feel comfortable travelling on site by providing a combination of stepped and level access. ***2) People choose to walk, cycle and use public transport*** – through prioritising active travel such as walking and cycling (see Section 3: Access to open space and nature) the Proposed Development will seek to ensure that the greatest proportion of people use active travel modes. No car parking is being provided on-site, which will encourage the use of walking, cycling and public transport. ***3) Clean air*** – through prioritising active travel, minimising private car use and enhancing pedestrian access and the public realm and delivering new green spaces and planting (see Section 3: Access to open space and nature; Section 4: Air quality, noise and	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[73] Mayor of London (2018) Mayor's Transport Strategy
[74] Mayor of London (2018) The London Health Inequalities Strategy
[75] Mayor of London (2021) The London Plan

		neighbourhood amenity and the remainder of this section) the Proposed Development includes measures that will positively impact on air quality. ***4) People feel safe*** – as described in more detail in subsequent sections (see Section 6: Crime reduction and community safety) the Proposed Development's built environment (including public and private spaces and buildings) will be constructed with safety and security being paramount. This includes ensuring spaces are well-lit. ***5) Not too noisy*** – the Proposed Development will be car-free and active travel-focused (see the remainder of this section), which will reduce noise in pedestrian areas. ***6) Easy to cross*** – the Proposed Development's landscaping will enhance pedestrian public realm, which will improve pedestrian permeability and access to the site, making it easy to cross on foot (see the remainder of this section). ***7) Places to stop and rest*** – the DAS explains how key areas of the Proposed Development have been designed to as a space to encourage recreation and community use, which will also include features such as benches, where people can stop and rest. ***8) Shade and shelter*** – the DAS shows that trees are a fundamental element of the public open space to be provided at the Proposed Development, which will provide areas of shade and shelter. ***9) People feel relaxed*** – the public realm enhancements to be implemented at the Proposed Development, including access to open space, improved pedestrian permeability and promotion of active travel, will contribute to a relaxing environment. ***10) Things to see and do*** – The Proposed Development will provide strong linkages to the surrounding areas of Manchester, which offers a wide range of local services and other amenities.		
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒ Yes ☐ No	The Proposed Development's Transport Assessment (produced by SLR) notes that the site is highly accessible and provides convenient and sustainable access to essential academic and recreational amenities. Pedestrian access will be taken from Charles Street where there are entrances off quality landscaped areas. These landscaped areas offer green space for the students and would also provide visitor cycle parking. The space	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

		available for pedestrians will double in size compared to existing spaces giving pedestrians a great deal of comfort in movement and circulation. Walking and cycling will be the primary form of transport through the Site as a result of landscaping and public realm improvements[76].		
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No	The proposals include the provision of cycle parking for 144 cycles, including 84 spaces serving Phase A and a further 60 serving Phase B. It is noted in the Transport Assessment[77]. that within city centre accommodation, typically less than 5% of students have a bike, as local services and facilities are easily accessible on foot or public transport. It is also noted that cycle parking and hire spaces are available in the vicinity on Charles Street and on Sackville street to the north of the Site. Cycles are available to hire via the 'Starling Bank Bikes' service which is operated on behalf of the Bee Network. The service provides both conventional and e-bikes. It is also noted that iQ operate a Cycle hire Scheme at the Echo Street PBSA, where students can book a bike, helmet and lock along with cycle maps so they can explore the city. The use and provision of bikes can be monitored through the Travel Plan, and if required this commitment can also be secured via planning condition.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirmation of Cycle Hire Scheme within the Travel Plan (via planning conditions) to facilitate and encourage cycling amongst new residents.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No	The Site's central location means it is highly accessible, and it will represent an enhancement to the local public realm. As set out in the Transport Assessment[78] , there are comprehensive pedestrian connections within the vicinity of the site, including to Oxford Road, Higher Chatham Street, Cavendish Street and Higher Cambridge Street. It is noted that there is an existing cycle route on Cavendish Street that transects the Site in an east-west alignment. The route continues to the east, through the Campus as a signed traffic-free cycle route, connecting to Oxford Road which benefits from segregated facilities on both the southbound and northbound carriageways. To the west of the Site, Cavendish Street provides onwards connections to National Cycle Network 6,	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[76] SLR (2025) Weston Hall & Pendulum Hotel: Transport Assessment
[77] Ibid.
[78] Ibid.

		connecting Salford to the north of Manchester City Centre, and to Moss Side and Alexandra Park to the south. On Cavendish Street to the east of the Site, cycle infrastructure consists of non-segregated marked cycle lanes with advance cycle stop lines provided on all arms of the Cavendish Street/Higher Cambridge junction. In order to prioritise pedestrian movement through the Site it is proposed to introduce a new cycle route along Boundary Street West.		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No	The Proposed Development will be car-free (with the exception of servicing) and so the use of private cars is likely to be low, thereby reducing the chance for road injuries[79]. As detailed in the Waste Management and Servicing Strategy[80], the site will benefit from three servicing locations, two of them proposed along Charles Street, and a third one on Sackville Street.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No	The Site's highly accessible location means that there are numerous local amenities within walking distance, including shops, restaurants, open space and healthcare facilities. The Site is located within Manchester City centre close to Picadilly Station and the metrolink and the busy bus corridors of Oxford Road and London Road. As stated in the Transport Assessment[81], the closest bus stop is located on Charles Street immediately adjacent to the Site. This is served by the 147 bus route which links the city centre with Rusholme, Withington and West Didsbury. There are also bus stops on Princess Street for the no.50 service which are approximately 150m from the Site. There are also bus stops on Oxford Road and London Road which are approximately 400m from the Site. These are served by a range of bus services including the high frequency of bus services that link to the south of the city including university campuses such as the 42, 43, 142 and 143. The Site is also close to the city centre Free Bus service routes 1 and 2 that provide frequent links around the city, with stops on Chorlton Street and Aytoun Street located	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[79] Ibid.
[80] SLR (2025) Weston Halls & Pendulum Hotel: Waste Management and Servicing Strategy
[81] SLR (2025) Weston Hall & Pendulum Hotel: Transport Assessment

		400m from the Site. The nearest Metrolink stop is Manchester Picadilly which is within 500m of the Site. This station has direct services operating to Manchester Victoria, Eccles, Media City, Altrincham, Bury and Ashton-under-Lyne. In addition, interchange at other stations provides access to the entire Metrolink network. Manchester Picadilly is also one of the main train stations providing an extensive range of local, regional and national rail connections. The Site is also within 600m of Oxford Road station.		
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes ☐ No	As stated above, the development is 'car-free' and will not include any parking on-site. There are 8 on street car parking spaces including 1 disabled space on Sackville Stret. The nearest public car parking (including contract parking) is the NCP MSCP located around 250m from the Site which offers 1018 parking spaces including 28 disabled spaces. The nearest car club to the Site is located at Samual Ogden Street, which is approximately 250m to the northwest of the Site. This is part of a network of car club spaces across the city which are within a walkable distance. A Framework Travel Plan[82] has been produced for the Proposed Development to support the sustainability objectives of the site. It promotes active travel and public transport usage. It is anticipated that a Full Travel Plan will be secures via a planning condition. A Student Move In/Move Out (MIMO) Strategy will be put in place prior to occupation, and this can be conditioned to the planning consent. It is noted that a Framework MIMO Strategy is included within Appendix C of the Framework Travel Plan which includes measures that will be employed to ensure minimum disruption to the operation of the highway network during the arrival and departure periods.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Production of a Full Travel Plan (via planning conditions) to facilitate and encourage the uptake of sustainable travel patterns amongst new residents.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No	Public realm will be designed so as to facilitate accessibility for disabled people and those with mobility problems. There will be dropped kerbs at each highway crossing and provision of tactile paving for the visually impaired will be provided on Princess Street. It	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[82] SLR (2025) Weston Hall & Pendulum Hotel: Framework Travel Plan

	is noted that there is also appropriate tactile paving and rotating tactile cones for deaf people at the signalised pedestrian crossings[83].

[83] Ibid

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ No	The Proposed Development's Crime Impact Statement (CIS)[84] details that the scheme has been assessed against the principles of 'Crime Prevention Through Environmental Design (CPTED), in order to reduce opportunities for crime and fear of crime. The CIS provides a number of recommendations for security measures which will be reviewed by IQ in liaison with Greater Manchester Police. Subject to the implementation of these measures the CIS states that the development is supported.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implementation of crime reduction measures as set out in the Crime Impact Statement.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ No	The DAS[85] outlines a series of design measures taken to ensure that people feel secure throughout the Proposed Development, including: • The primary residential entrance is orientated towards Charles Street and will be well lit and overlooked; • The secondary entrance lobbies are accessed from the internal private landscaped areas with double height spaces with predominantly full height glazed frontages, and will be accessible to residents of the building only, via an access control system; • A full height glazed active frontage along Charles Street and Sackville Street will provide opportunities for passive surveillance of the public realm on these edges of the Site; • The cycle store entrances are accessed via an access control system from the central courtyard area and will be well lit and overlooked.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[84] Greater Manchester Police (2025) Weston Halls and Pendulum Hotel: Crime Impact Statement
[85] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement

		• The back of house areas to the towers are orientated to the south east of phase A and north west of Phase B. These areas will incorporate CCTV, and will benefit from passive surveillance from the residents and amenity spaces at Level 1. In addition, it is noted that all buildings in the development will benefit from 24 hour on-site management.		
Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ No	As noted elsewhere in this HIA, the range of residential and amenity uses at the Proposed Development will ensure vibrancy and attract and diverse mix of people to its public spaces, and all public spaces will be designed so as to create attractive, safe environments.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ No	As detailed in the Planning Statement[86] and Statement of Community Engagement[87], the planning application has been supported by a comprehensive consultation process which demonstrated a wide-reach and regular opportunity for participants to feedback prior to submission of the application. Engagement included: • Meetings with officers at Manchester City Council • Meetings with elected politicians; • Pre-application engagement with Historic England; • Letter delivery to immediate site neighbours and to local businesses and hosting a dedicated project website with information about the proposals and ways to feedback; • Liaison with existing staff and users of the nursery and the Pendulum Hotel, informing them of the proposals and the timeline of next steps moving forward;	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[86] Turley (2025) Weston Halls and Pendulum Hotel: Planning and Tall Building Statement
[87] Turley (2025) Weston Halls and Pendulum Hotel: Statement of Community Engagement

- Email notification to neighbouring Deansgate ward members, the local MP and local interest groups on consultation launch;
- Deploying a paid-for social media advertising strategy on Facebook and Instagram to promote the proposals, the consultation and webinar; and
- Hosting an online public webinar, where members of the project team presented the proposals and took questions from the public

A number of recurring themes emerged through consultation:

- Overshadowing and loss of light concerns;
- Appropriateness of development;
- Opposition to student accommodation;
- Community engagement process;
- The need for high-quality design;
- Construction impacts;
- Impacts on local infrastructure

Overall, it is considered that the multi-channel engagement and consultation undertaken with the local community and other key stakeholders has been proactive, accessible and meaningful at this stage in the process. All feedback received has been considered and analysed, with further detail provided in the supporting Statement of Community Engagement.

7 Access to healthy food

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☐ Yes ☒ No	The Proposed Development does not make provision for uses such as allotments or community farms, and therefore this is not relevant to the assessment. Markets where local produce can be purchased are nonetheless hosted periodically in various locations across Manchester City centre and Levenshulme.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ No	The Proposed Development does not include provision of retail/commercial floorspace. However, its location within Manchester City centre means that numerous existing healthy food options will be accessible from the Site; a wide range of options in terms of supermarkets and food stores are located along the Oxford Road corridor and in Manchester City Centre and surrounds. Local provision includes Spar Princess Street (accessible in under 5 minutes' walk from the site), several Tesco Express and a Sainsbury's local (located within 10 minute walk from the Site), and a large Aldi supermarket is also located within a 20-minute walk (under one mile travel distance) to the north east of the Site at Urban Exchange Retail outlet.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☒ Yes ☐ No	As a residential scheme, the Proposed Development will not contribute to any over-concentration of hot food takeaways in the local area.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*

8 Access to work and training

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ No	The Proposed Development will support new employment opportunities in the form of construction phase jobs in a variety of roles on and off site, from skilled trades to design and construction expertise, including potentially apprentices. The investment in construction will also support a number of indirect and induced jobs through supply chain spending and procurement, and through onward expenditure of wages. As outlined within the Socio-economic Regeneration Impact Statement[88], it is estimated that construction will support 220 gross direct full-time equivalent (FTE) jobs on average per annum during each year of the 7-year construction period. After accounting for the additionality factors of leakage, displacement and multipliers, it is estimated that a total of 200 direct, indirect and induced net additional FTE jobs could be supported in Greater Manchester during construction, inclusive of 80 for Manchester residents. It is estimated that approximately 20 FTE employment opportunities will be generated on-site through residential building management activities (e.g concierge, cleaning, maintenance, landscaping) to support the operations of increased provision of PBSA. The Socio-economic Regeneration Impact Statement also outlines that the Proposed Development could also support over £11 million student and visitor expenditure per academic year in leisure, retail goods and services, in turn supporting and maintaining up to 90 jobs locally.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders.
Does the proposal provide childcare facilities?	☐ Yes ☒ No	As stated above, the Echo Days nursery occupies part of the ground floor of Weston Halls building under an occupational lease. As outlined in the SCE[89], the nursery will remain fully operational as part of Phase A of the development. It will not be until Phase B of development (which, subject to planning permission, is currently targeted to commence in 2031) when	☐ Positive ☐ Negative ☒ Neutral	*No further mitigation required.*

[88] Turley Economics (2025) Redevelopment of Weston Halls and Pendulum Hotel: Socio-economic Regeneration Impact Statement
[89] Turley (2025) Weston Halls and Pendulum Hotel: Statement of Community Engagement

		Weston Halls building will be demolished, with the new development providing only PBSA accommodation with ancillary uses (which is will not generate any additional demand for childcare places).However, it is noted that the Applicant has engaged with the nursery's management team to help them source an alternative, suitable location when it is necessary in the future.	☐ Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	☒ Yes ☐ No	As a residential scheme, the Proposed Development will not include managed and affordable workspace for local businesses.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required*
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ No	As highlighted above, the Proposed Development will accommodate a notable number of on-site jobs during construction and once complete and operational. Specific provisions regarding local procurement have not been made in the documentation relating to the Proposed Development. This cannot therefore be confirmed at this stage, albeit can be explored in advance of the construction phase, and appointment of contractors through ongoing engagement with MCC and other stakeholders.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders.

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ No	The Proposed Development's SCE[90] summarises the main areas of feedback from residents, including those related to health and wellbeing determinants, such as: • Overshadowing and loss of light concerns; • The need for high-quality sustainable design • Construction timescales and impacts • Impact on local infrastructure An in-depth breakdown of all the feedback received during the pre-application period is in Chapter 4 of the SCE. It is noted that the Applicant will continue to engage with local stakeholders on the detail of the proposals after the application's submission and include updates to the programme and next steps on the consultation website (www.westonandpendulum.co.uk)	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☒ Yes ☐ No	As detailed in previous sections of this HIA, the Proposed Development will deliver high-quality public realm that integrates with areas across the Site, and the Proposed Development is well-connected with walking and cycling routes as well as public transport. The Proposed Development's mix of residential and high-quality public realm will mean that spaces are active throughout the day, facilitating interaction between residents, workers and other users of the Site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal include a mix of uses and a range of community facilities?	☒ Yes ☐ No	The Proposed Development will provide a mix of residential and amenity uses, with provision being both for the use of student residents and also – where appropriate – the wider public.	☒ Positive ☐ Negative ☐ Neutral	*No further mitigation required.*

[90] Turley (2025) Weston Halls and Pendulum Hotel: Statement of Community Engagement

			☐ Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	☒ Yes ☐ No	The Proposed Development does not intend to directly provide space for occupation by voluntary and community sectors. Opportunities for community activities and volunteering will be informal and driven by the new residents living in the development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ No	As highlighted elsewhere in the HIA, the scheme has been developed in consideration of best-practice principles relating to inclusive design.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

10 Minimising the use of resources

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	☒ Yes ☐ No	The enhanced quantum and quality of PBSA to be delivered on the site in comparison to existing provision is considered to make the best use of existing land, by maximising the number of students who can be accommodated new, high-quality and healthy accommodation, accompanied by amenity uses to further animate the streetscape. Both the Pendulum Hotel and Weston Halls represent buildings of limited architectural merit that no longer make the most efficient or effective use of their prime location. Situated within a strategic regeneration area, the Site currently underdelivers in terms of design quality, urban form, and contribution to the wider cityscape. As stated in the DAS[91], the following issues explain why the retention of the existing buildings is not possible or desirable: • Recent changes to building regulations regarding High Risk Buildings would make remodelling the existing building for long-term use unviable; • Lack of density of the current buildings does not optimise the strategic location of the Site; • The current limited interaction with the pedestrian routes along Charles Street and Sackville Street, which is largely as a result of bedrooms currently being located on the ground floor; and • The current internal levels sits more than 1m higher than the external level, which provides no street engagement Therefore, the Proposed Development presents a unique opportunity to optimise the Site, enhancing the character and vitality of the area, supporting the city-s wider regeneration objectives and delivering long-term social, economic and environmental benefits.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[91] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement

Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No	The Proposed Development's Waste & Servicing Strategy[92] sets out the likely waste generation for the land use and associated refuse storage provision, as well as the recycling strategy. The waste management strategy is centred around separating waste into four main categories which will have colour coded bins and bags to encourage compliance. It is noted that there are also community recycling schemes that universities promote particularly at the end of term, and iQ will coordinate with the universities to minimise waste and recycle where possible. Students will be provided information on the appropriate ways to recycle and minimise waste and during these times additional measures can be put in place for a temporary period.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirmation of waste management measures to be implemented at each stage of the project's lifecycle in updated versions of the Site Waste Management Plan.
Does the proposal incorporate sustainable design and construction techniques?	☒ Yes ☐ No	The Proposed Development's Energy and Carbon Statement[93] outlines that the scheme incorporates a comprehensive range of passive measures and a fabric-first approach to ensure maximum energy efficiency. Key among these is the implementation of low-energy lighting throughout the premises, significantly reducing both space gain and overall energy demand. Additionally, heat recovery units will be installed in all rooms, further enhancing energy conservation by recycling heat that would otherwise be lost. The DAS[94] states that the Proposed Development also targets BREEAM 'Excellent' incorporating high-performance façade systems, energy-efficient plant and ore design. These measures illustrate a strong commitment to the energy hierarchy, emphasizing the reduction of energy demand and the utilization of renewable resources where possible. This strategic approach ensures that the development is not only energy-efficient but also sustainable and environmentally responsible.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[92] SLR (2025) Weston Hall & Pendulum Hotel: Waste & Servicing Strategy
[93] Turley (2025) Weston Halls & Pendulum Hotel: Energy and Carbon Statement
[94] Simpsonhaugh (2025) Weston Halls & Pendulum Hotel: Design and Access Statement

11 Climate Change

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	☒ Yes ☐ No	The Energy and Carbon Statement[95] confirms that solar photo-voltaic (PV) panels will be installed as a source of renewable energy. The Proposed Development will also be fossil fuel free for heating, hot water, and cooking equipment with it proposed that the domestic hot water will be provided by a centralised ASHP system, and heating will be provided via electric panel heaters.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒ Yes ☐ No	The Energy and Carbon Statement confirms that cooling will be delivered to bedrooms and shared spaces using Variable Refrigerant Flow (VRF) and split systems. In respect of overheating, it is also confirmed that Building Regulations Part O and CIBSE TM59 can be achieved without mechanical cooling, through the following measures: • Optimised G-values for windows and curtain walling • Purge panels within glazing • MVHR within bedrooms, studios, and kitchens Furthermore, green and blue infrastructure has been incorporated at ground level to reduce the urban heat island effect.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No	The Energy and Carbon Statement confirms that the site currently comprises low levels of biodiversity, and through provision of enhancements such as new native tree and shrub planting, is estimated to deliver a 1182% biodiversity net gain on site. The green infrastructure proposed will also deliver multi-functional benefits including enhancing biodiversity, ecological connectivity, and promoting health and wellbeing for residents.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required.*

[95] Turley (2025) Weston Halls & Pendulum Hotel, Manchester: Energy and Carbon Statement

Does the proposal incorporate sustainable urban drainage (SuDS) techniques?	☒ Yes ☐ No	The Energy and Carbon Statement confirms that flood resilience and sustainable drainage systems (SuDS) are proposed within the design to ensure that the occupants are not at risk of flooding during the lifetime of the buildings: • Raising finished floor levels across the development • Blue and green roofs • Permeable paving • Two geocellular crates below ground The SuDS features provide a total of 484m3 of effective storage, restricting the peak discharge rate to 5.7 l/s for the 1 in 100 year event + 45% climate change.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	*No further mitigation required*

5. Discussion of Findings

Summary of Health Impacts

5.1 This HIA has assessed the potential health and wellbeing impacts of the Proposed Development at Weston Halls and Pendulum Hotel, Manchester on the existing and future local population.

5.2 The aspiration is for the development of the site to deliver long-term health and wellbeing benefits for residents, workers, visitors and existing local communities. Given that the baseline analysis presented in Section 3 indicates that the general health of the Manchester population is relatively poor in comparison to the regional and national average, there is a strong imperative to promote development which will support health and wellbeing improvements, which could be maximised through implementing recommended mitigation and enhancement measures to be identified within a HIA.

5.3 Overall, the HIA has not identified any specific negative impacts on the health of the existing or future population of the immediate and local areas that will occur as a result of the Proposed Development that cannot be effectively mitigated.

5.4 Indeed, the Proposed Development is assessed as making positive contributions in terms of health and wellbeing in the following ways:

- A significant number of new, high-quality PBSA will be provided which will:
  - Respond to a range of accessibility and affordability needs and resident preference;
  - Be energy efficient, minimising emissions and use of resources;
  - Benefit from a sustainable location from which all necessary services, facilities and transport infrastructure are accessible; and
  - Provide spaces and opportunities for social interaction and community cohesion, including a series of amenity areas within each building, facilitating student well-being and interaction.
- Public realm enhancements will allow residents and visitors to easily move through the site and deliver new connections to the neighbouring streetscape. Public realm will be delivered with a focus on inclusive design that is suitable for all users, creating a safe and welcoming environment.
- The scheme prioritises active travel and sustainable transport modes through the delivery of high-quality public realm and access to existing transport infrastructure and discourages private car as a car-free development.

Recommendations

5.5 Overall, no adverse impacts have been identified by the assessment that cannot be effectively mitigated.

5.6 The mitigation measures that have been identified, alongside a number of other mitigation measures which could further enhance the potential of the scheme to deliver positive health and wellbeing outcomes for residents, workers, visitors and the wider local community are set out below:

- Production of a detailed CEMP (which could include a DMP) outlining the measures to minimise construction impacts such as dust, noise, vibration and odours. This could be secured via planning condition.
- Completion of detailed assessments stated in the Noise Impact Assessment once layouts are finalised and the building design has developed. This could be secured via planning condition.
- Production of a Full Travel Plan (via planning conditions) -including confirmation of Cycle Hire Scheme- to facilitate and encourage the uptake of sustainable travel patterns amongst new residents.
- Implementation of crime reduction measures as set out in the Crime Impact Statement.
- Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders
- Confirmation of waste management measures to be implemented at each stage of the project's lifecycle in updated versions of the Site Waste Management Plan.

Conclusion

5.7 This HIA concludes that the Proposed Development will result in no adverse impacts on the health and wellbeing of the existing or future local population which cannot be effectively mitigated.

5.8 Indeed, the Proposed Development will deliver a number of beneficial impacts, which are likely to lead to long-term improvements in local health and wellbeing outcomes, and which can be further enhanced through measures identified within this HIA.

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