

Our ref:

Date: 29 March 2011

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Dear David

Land Adjacent To: Stretford Road, Old Birley Street, Princess Road and Bonsall Street Hulme Manchester M15

I am writing in response to the proposals for a new university campus at Birley Fields in Hulme (Planning Application Reference: 095557/FO/2011/S1).

Places for People own and manage a number of social housing units that bound and lie within close proximity to the site. We currently manage two hundred and fifty seven units within Hulme. The properties can be found in a geographical boundary of Jackson Crescent to the north, Royce Road to the east, Greenheys Lane to the south and Chorlton Road to the west. Of the two hundred and fifty seven units within Hulme we currently manage seventy five units in the streets and roads that are directly opposite the proposed site, who will be directly affected by the proposals, with a further one hundred and eighty two units in the Hulme area that will be indirectly affected.

Whilst carrying out prearranged meetings with customers, within Leaf Street, Reily Street, New Welcome Street, Royce Road and Stretford Road, customers have raised their concerns and fears on the proposal to build the number of properties indicated on the land identified within the plan and the number of students that this will bring to the area. This resulted in a meeting of the New Welcome/ Stretford Road Street Residents Association being called to discuss the proposals and any concerns they had. The outcome of the meeting was that I was requested to write to you and share their comment/concerns on the proposal for the new university campus at Birley Fields in Hulme.

At this point I would like to make it clear that the issues raised within this letter are views and concerns of the residents living directly opposite the proposed site and they have asked use to articulate their concerns as described in the wording below.



The contents of this letter have been signed off by the customers attending the meeting as a reflective view of their concerns/options to the proposed new university campus at Birley Fields in Hulme. These are not the views of Places for People Group.

Key issues arising from the proposals for neighbouring residents :

Height and Massing of Buildings

The height and massing of the proposals are considered to be out of context with the surrounding buildings, which predominately comprise lower and finer grain blocks fronting onto traditional streets. The scale of the proposed buildings means that the University campus cannot be integrated into the existing street scene of the neighbourhood contradicting Interim Planning Policy on New Purpose Built Student Accommodation and Policy H12 – Purpose Built Student accommodation within the emerging Core Strategy. In particular, paragraph 6 which states "*consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses*".

Whilst it is recognised that the majority of the layouts are indicative (as accompanying an outline application), a similar height and massing will be required to secure the development quantum's proposed therefore the proposals for the site are considered to be 'over-development'.

Given the over-supply of purpose built student accommodation within the planning pipeline, it is also not considered that the developer has fully justified the quantum's proposed within the application, as set out in the requirements of emerging Core Strategy policy.

A reduced level of development in this location would enable a lower and finer grain of building and a more fitting layout to secure better integration with the existing neighbourhood and street scene.

Neighbour and Amenity Issues

The development proposals comprise circa 1200 student bedspaces alongside teaching facilities and services. At this density, the impact of students upon the residential area will lead to significant issues for the local residential population.

As set out above, it is felt that the proposed developments levels will lead to over-development of the site, exacerbating the neighbour issues resulting from the developing proposals and contradicting Interim Planning Policy on New Purpose Built Student Accommodation and Policy H12 – Purpose Built Student accommodation within the emerging Core Strategy. In particular paragraph 6 which states "*the aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation*".

Loss of open spaces

The site is currently used for informal recreation and to provide a 'green lung' in a high density residential area. Whilst it is understood that the proposals do make provision for significant landscape areas, the location of these within the central campus areas will mean they become semi-private areas which will not feel accessible to most local residents.

In accordance with emerging Core Strategy policy EN9 – Green Infrastructure, areas of green space for wider community use should be provided within the proposals. This could be achieved by alternative block layouts which secure a public park type space or green links upon the perimeter of the development site (particularly Stretford Road and Old Birley Street).

Access to Community Facilities

A key stated design theme is to 'dissolve barriers between community and high education' however:

- a) The physical layout of the scheme in a traditional campus format act against this aim by the main buildings facing inwards into the campus thus turning their back upon the street scene. This block layout means that the campus is less likely to be integrated into the local community contradicting Interim Planning Policy on New Purpose Built Student Accommodation and Policy H12 – Purpose Built Student accommodation within the emerging Core Strategy. Whilst it is acknowledged that the layouts are mainly for indicative purposes only (for the outline parts of the application), a similar block layout would be required to secure the quantum's of development proposed.
- b) There are no suggested mechanisms for local community use beyond a statement of intent to make facilities (such sports, drama or health) available for community use.

It is unlikely that communities will make use of the resources predominately aimed at student use unless mechanisms are in place to ensure this is actually takes place through minimum opening hours, community development and outreach services. It is therefore recommended that resources are secured to achieve this through the S106 agreement which would accompany any development on this site as set out in emerging Core Strategy Policy PA1 – Developer Contributions.

Employment and Training Opportunities for Local Residents

The intention to recruit local labour both during construction and operation is supported. However, it is suggested that this should be secured through the S106 agreement which would accompany any development on this site, as set out in emerging Core Strategy Policy PA1 – Developer Contributions.

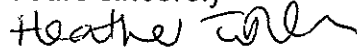
In summary, the comments I have received show that a new university campus in this location could have a positive impact upon the local area. However, the scale and

format of the current proposals mean that the potential benefits will be out-weighed by the neighbour impacts upon the local area.

The overall principle of the development is generally supported, however residents feel that unless the issues raised above are addressed, the current application for development should be refused.

If you require clarification of any of the points raised above, please contact me to discuss further.

Yours sincerely



Heather Titley

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