

**Manchester City Council  
Report for Resolution**

**Report to:** Economy Scrutiny Committee - 11 March 2021  
Executive - 17 March 2021

**Subject:** Wythenshawe Hospital Campus Strategic Regeneration  
Framework: Outcomes of Public Consultation

**Report of:** Strategic Director - Growth & Development

---

## Summary

This report sets out a proposed Strategic Regeneration Framework for the Wythenshawe Hospital Campus and its environs. The Manchester University NHS Foundation Trust and Bruntwood have developed a Framework that seeks to support the development of the Hospital Campus as a sustainable health village over a 10 to 15 years period, enhancing the Hospital Campus site by diversifying uses to include complementary commercial, leisure and retail set within a high quality, greener public realm.

This report informs the Executive of the outcome of a public consultation exercise with local residents, businesses and stakeholders, and seeks the Executive's approval of the Framework.

## Recommendations

The Economy Scrutiny Committee is invited to comment on the report and endorse the recommendations to the Executive.

The Executive is recommended to:

- i) Note and comment on the outcome of the public consultation on the draft Wythenshawe Hospital Campus Strategic Regeneration Framework.
  - ii) Approve the Wythenshawe Hospital Campus Strategic Regeneration Framework and request that Planning and Highways Committee take the Framework into account as a material consideration when considering planning applications for the area.
- 

**Wards Affected:** Baguley

<b>Environmental Impact Assessment</b> - the impact of the decisions proposed in this report on achieving the zero-carbon target for the city
---

The impact of the decisions proposed in this report on achieving the zero-carbon target for the city Any development proposals for the Wythenshawe Hospital Campus site will contribute towards the city's ambition to be a zero-carbon city by
---

2038. Delivering net zero carbon ambitions are at the heart of the vision for the transformation of the Wythenshawe Hospital Campus and its environs.

<b>Manchester Strategy outcomes</b>	<b>Summary of the contribution to the strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The transformation of the Wythenshawe Hospital Campus and its environs will sustain and provide additional local employment opportunities as well as contributing towards a rise in productivity and pay in the local economy.
A highly skilled city: world class and home-grown talent sustaining the city's economic success	The development of Wythenshawe Hospital Campus and its environs will facilitate the continued economic growth and the prospects of attracting employers in key economic growth sectors. The phased transformation of the hospital site will provide a number of significant construction projects which will provide both training and employment opportunities for the local community.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The development of Wythenshawe Hospital Campus and its environs will create a new high-quality environment and provide amenities and facilities that are accessible to the local community.
A liveable and low carbon city: a destination of choice to live, visit, work	The redevelopment of Wythenshawe Hospital Campus and its environs will help contribute a liveable and zero carbon city
A connected city: world class infrastructure and connectivity to drive growth	The redevelopment of Wythenshawe Hospital Campus and its environs will contribute to the vibrancy and attractiveness of the area.

**Full details are in the body of the report, along with any implications for**

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

#### **Financial Consequences – Revenue**

None

#### **Financial Consequences – Capital**

None

**Contact Officers:**

Name: Louise Wyman  
Position: Strategic Director (Growth & Development)  
Telephone: 0161 234 5515  
Email: louise.wyman@manchester.gov.uk

Name: Julie Roscoe  
Position: Director of Planning, Building Control and Licensing,  
Telephone: 0161 234 4552  
Email: julie.roscoe@manchester.gov.uk

Name: Angela Harrington  
Position: Director of Inclusive Economy  
Telephone: 0161 234 3171  
Email: angela.harrington@manchester.gov.uk

Name: Martin Saker  
Position: Strategic Neighbourhood Lead (south)  
Telephone: 07957 308 034  
Email: martin.saker@manchester.gov.uk

**Background documents (available for public inspection):**

Not applicable.

## **1.0 Introduction**

1.1 The Council's Executive at its meeting on the 11<sup>th</sup> March 2020:

1. Endorsed the Wythenshawe Hospital Campus Strategic Regeneration Framework as a basis for public consultation.
2. Requested that in advance of a final version of the Framework being approved, a further report is brought back to the Executive following the public consultation exercise, summarising the consultation responses and any amendments that have been made to the Framework as a result and to include detail on as to how the site will be serviced during construction and by public transport thereafter.

1.2 The report provides details of the public consultation exercise undertaken by Manchester University NHS Foundation Trust (MFT); subsequent amendments made to the Framework; and identifies how access, including public transport and servicing of the site during construction, will be addressed. It recommends that the Framework be endorsed.

## **2.0 The Wythenshawe Hospital Campus Strategic Regeneration Framework**

2.1 The Framework envisages the development of the Wythenshawe Hospital Campus and its environs as a sustainable health village over a 10 to 15 years period, enhancing the Hospital whilst diversifying uses to include complementary commercial, leisure and retail set within a high quality, greener public realm. These outcomes are in line with the Council's existing Core Strategy policies for the Hospital and its environs.

2.2 Manchester University NHS Foundation Trust (MFT) and Bruntwood have developed a Strategic Regeneration Framework for the transformation of the Wythenshawe Hospital Campus. This is in accordance with the existing Manchester Core Strategy Policy EC12 University Hospital South Manchester Strategic Employment Location. The strategy builds upon the opportunities presented by the existing strengths of the Hospital (as part of one of the largest life sciences clusters in the region) and those presented by the devolution of health and social care within Greater Manchester to significantly improve health outcomes for residents whilst reducing the barriers that poor health creates.

2.3 The Framework is attached in Annex 1 of this report. It addresses the opportunities to deliver a range of economic, social and environmental benefits for residents and across Greater Manchester, whilst also placing net zero carbon ambitions for the Campus at the heart of the strategy.

2.4 The following key objectives are at the forefront of the ambitions set out in the Wythenshawe Campus Strategic Regeneration Framework (SRF):

- To create an enhanced clinical environment that is in line with modern standards and deliver a hospital that is accessible and welcoming for patients and visitors.
- To achieve net zero carbon development across the Framework in line with the commitments of MFT, Bruntwood and Manchester City Council.
- To deliver inclusive growth, ensuring that the local community derives maximum benefit from the investment into the Campus including through job creation, local employment and training opportunities. The Framework provides a range of employment, including jobs that could contribute towards a rise in productivity and pay in the foundational sectors of the economy, such as retail and social care.
- To create world class research facilities to support the work of clinicians and academics in keeping MFT at the forefront of innovative developments in healthcare.
- To ensure that MFT continues to attract the best people to work at the Wythenshawe Campus and to create a safe, efficient and stimulating work environment.
- To maximise the opportunities to develop MFT land for commercial uses which support the work of MFT.

2.5 Within the context of the existing Core Strategy planning policy for Manchester the Wythenshawe Hospital Campus represents a significant new opportunity to contribute towards the economic, social, environmental and health priorities for Greater Manchester, building on its significant advantages and future planning in respect of strategic transport connections and the wider sphere of influence.

### **3.0 Transport including public transport and servicing of the site**

3.1 Wider public transport infrastructure enhancements are at different stages of development and commitment. In preparing the SRF, early dialogue was undertaken with Transport for Greater Manchester, MCC, Trafford Highways and Highways England. The Framework has identified the following key principles in bringing forward transport & travel planning proposals and servicing of the site. These are:

- Transport and travel planning for the Wythenshawe Hospital Campus will be at both the site level and in the context of the future development in the wider sphere of influence, including proposals for Timperley Wedge, HS2, Manchester Airport, etc.
- There is an evolving picture in terms of the highway and public transport network, which is reflected in the development principles and the need for interim approaches: the strategy reflects the current status and anticipated enhancements for example, to Metrolink, Bus and Rail infrastructure, whilst

also committing to improvement of pedestrian and cycling infrastructure within the SRF area, including through better wayfinding and public realm.

- The hierarchy of travel and travel planning will be reducing the need for travel; for those that do need to travel, the hierarchy of importance is: a) pedestrians, b) cyclists, c) public transport users, d) low emissions cars, and e) cars.
- Each individual future planning application in relation to the framework area would be supported by a detailed Travel Plan, which aligns with the campus-wide Travel Plan and outlines ways in which staff and visitors would be encouraged to use sustainable transport choices. This could include incentivising staff and visitors. The requirement for a Travel Plan and subsequent monitoring will be captured through a future planning condition as part of any permissions for future development that are granted.
- Notwithstanding the travel planning hierarchy, the draft SRF does identify the need for provision of car parking, for staff, patients and visitors. This could be provided through multi-storey car parking, which would represent a more efficient use of land available, whilst enabling introduction of sustainable measures such as electric vehicle charging. There is a commitment to undertake audits of on-street parking arrangements, to inform an assessment of whether there is a requirement for amended or new resident parking controls to ensure that residents can park near their homes as part of future planning applications.
- Careful consideration will be given to management of potential impacts during the construction phase, including through Construction Management Plans submitted with each future planning application, to set out measures to manage noise, air quality, transport and other impacts. This will include consideration of the appropriate routing of construction vehicles, to minimise impacts to residents in terms of congestion, noise and air quality.
- The routes will be kept under review with key stakeholders during development, reflecting any changes in the wider strategic highway network that might result in new or improved construction traffic routes becoming available. This will be captured through future planning conditions as part of permissions for future development that are granted.

3.2 As the proposals are at the Framework stage, and the potential transport infrastructure enhancements are also at different stages of development and commitment, it is not possible to provide a more detailed plan. However, there is a commitment from the team to continue working with all stakeholders and engage with residents as future detailed proposals are brought forward and planning applications submitted

#### **4.0 Consultation Process**

- 4.1 The public consultation period ran for 8 weeks, beginning on 30 November 2020 and closing on 29 January 2021. During this period, hospital staff, the local community, neighbouring landowners, interested parties and the general public were provided the opportunity to find out more about the proposals and give their feedback, to ensure that the final version of the SRF is informed by their view.
- 4.2 The consultation process engaged as wide an audience as possible whilst complying with covid social distancing regulations. The team carefully designed a consultation process that incorporated a range of methods, including the distribution of 7000 letters to neighbouring properties, leaflets and video briefing sessions, as well as use of traditional and social media. A series of digital briefing sessions were held for staff and members of the public. A summary of the SRF, key images, and full copy of the draft SRF was available on a dedicated page of MFT's website. A link to the page was provided on the Manchester City Council's website. Respondents were invited to complete a questionnaire either on-line or via freepost. A full explanation of the consultation process, responses and the outcomes is attached in Annex 2.
- 4.3 In January 2021 MFT ran two Twitter polls in respect of the proposals, in order to seek additional feedback alongside the questionnaire.

## **5.0 Outcomes of the public consultation**

- 5.1 A summary of the feedback received during the consultation and the resultant changes in the SRF are summarised below. A detailed analysis is provided in Annex 2. From the broad twitter poll responded by 647 people the vast majority (87%) were in support of the proposals. 33 questionnaires were completed. The majority of these identified themselves as members of the public. With regards the questionnaire respondents were asked to provide comments with regards key themes as summarised below.

### **5.2 Enhancing the quality of health care facilities**

Many respondents were supportive of the proposals, noting that some of the facilities are ageing and outdated, and that the proposals would help to create a modern hospital and workplace with cutting edge facilities, which would benefit local people and create new jobs. Support for the Hospital staff and their role in the delivering services for the community was also expressed.

### **5.3 Creating a welcome environment for all users, including accessible green space**

Many respondents agreed that the Wythenshawe Hospital Campus would benefit from planned redesign to enable improved, and more functional public and green space, which could be used by the wider community. Suggestions made included 'a trim trail', improved legibility, ensuring views of the green spaces from hospital beds and sensory gardens. These ideas will create

better health outcomes and are supported by the objectives of the Framework. Reference to views out of buildings have been put into the Framework. They will be considered further at the design stage.

#### **5.4 Improved accessibility by foot, cycle and public transport**

Many respondents stated that sustainable modes of transport need to be safe and convenient in order to encourage use by staff, patients, and visitors. The SRF has been strengthened in its commitment to ensuring modes of transport are both safe and accessible. Respondents commented that though existing public transport provision was reasonable it could be improved, for example through a closer Metrolink stop or more strategically scheduled bus services. One respondent suggested that the existing shuttle bus provision could be expanded and another emphasised the need for public transport to be affordable and reliable. Future planning applications will be supported by detailed travel plans which outlines ways in which staff and visitors will be encouraged to use sustainable transport choices. MFT will review potential for an expanded shuttle bus service.

5.5 Respondents on car parking recognised the need to retain car parking provision for both patients and staff, who might not be able to use public transport for example if they were travelling late at night or were infirm. One respondent raised issues regarding on-street parking on local residential streets. An outline car parking strategy to support the Framework is set out within the SRF. This includes a commitment to provide appropriately designed car parking that is accessible by staff and patients, and to audit existing on-street parking arrangements in the vicinity of the site and identify requirements for new or amended resident parking zones as detailed planning applications are brought forward.

5.6 Some respondents noted that more investment is required to the highway network; a comment was provided that Dobbinetts Lane is too congested to accommodate further traffic associated with new development.

5.7 The SRF summarises the outcome of initial transport work which concludes that the existing highway to the north is functioning well but confirms that future planning applications would be supported by transport assessments considering the impact on existing junctions and roads and presenting any mitigation required. Development coming forward in the wider sphere of influence, for example at Manchester Airport and Timperley Wedge, may generate alternative access options to the south of the site, which the Framework is designed to accommodate.

#### **5.8 Expanding the type of land use, including complementary development that creates employment, key worker housing and step-down care facilities**

Many respondents commented that this was a positive element of the draft SRF, which would have benefits for local areas. One respondent raised concern about the impact of expanded land uses on existing residents. Some



respondents felt that the extent of potential residential use was too wide. The draft SRF makes clear that the Wythenshawe Hospital Campus is not a location for general residential use, but could accommodate forms of residential use where these are linked to the Hospital function such as key worker housing. An addition has been made to the SRF stating that further research and engagement would be carried out to refine these in advance of any planning application, including consideration of demand and need for particular types of residential use.

- 5.9 A small number of respondents questioned the demand for additional commercial floorspace in this location, stating that there was alternative sites nearby. The provision of commercial floorspace is recognised in Core Strategy Policy EC12 University Hospital South Manchester Strategic Employment Location as a key driver to economic regeneration and transformational change. It enables further growth in research innovation and implementation of new technologies linked to the Hospital.

**5.10 Creating a sustainable health campus, which delivers on the Hospital Trust's commitment to be net Zero Carbon by 2038**

Respondents were on the whole supportive of this commitment, but in some instances queried whether it would be achievable and raised specific suggestions about environmental matters. One respondent stated that no calculations were included within the draft SRF to demonstrate how the net zero carbon target would be achieved. It was suggested that 2038 may be too late to address the climate emergency.

- 5.11 Net Zero Carbon and Sustainability is a key development principle included within the SRF and will be used to inform the development of detailed designs as planning applications come forward. MFT has declared a climate change emergency, and it currently makes contribution in a range of areas through its Sustainable Development Management Plan. 2038 is the date identified by MCC for Manchester to become a Net Zero Carbon City.

**5.12 Other considerations in relation to maximising benefits to local communities**

Respondents made suggestions about how benefits for the local communities could be further maximised. This included the provision of workshops and seminars for local residents on key topics to make them feel active participants in their own healthcare. This comment has been shared with relevant contacts at MFT. Consideration will be given to the establishment of local communication channels and the possibility of establishing a community Forum for consulting and obtaining feedback from the community as proposals are developed.

- 5.13 There was a concern about the impact of construction traffic on residents. Careful consideration will be given to management of potential impacts during the construction phase, including through Construction Management Plans submitted with each future planning application. Routes will be kept under

review with key stakeholders during masterplan delivery, reflecting any changes in the wider strategic highway network that might result in new or improved construction traffic routes becoming available. This will be captured through appropriate planning conditions.

## **6.0 Summary**

- 6.1 The consultation identified strong support for the Wythenshawe Hospital Campus Strategic Regeneration Framework. Where comments have been made above these have been carefully considered and where appropriate modifications have been made to the Framework document as summarised in section 5 above and detailed in section 4 of the Consultation Report in Appendix 2. The key objectives of the Framework and proposals remain the same as those supported by the Executive at its meeting on the 11th March 2020.

## **7.0 Key Polices and Considerations**

### **a) Equal Opportunities**

- 7.1 The consultation process on the draft Wythenshawe Hospital Campus Strategic Regeneration Framework involved engagement with a wide range of stakeholders, enabling the engagement of a wide range of interested parties.

### **b) Risk Management**

- 7.2 None directly.

### **c) Legal Considerations**

- 7.3 The Wythenshawe Campus Strategic Regeneration Framework, if endorsed by the Executive will become a material consideration for the Council in determining planning applications as the local planning authority.