

Northenden Campus

Virtual exhibition download

www.millerhomesnorthenden.co.uk

Introduction

Welcome to our virtual consultation on our plans to provide up to 240 high-quality and sustainable homes for Northenden, Manchester.

As a result of Government advice regarding the ongoing Covid-19 pandemic, we are not holding a usual, face-to-face consultation meeting. However, we remain committed to engaging with and listening to the local community.

We have designed this online public consultation to ensure that the local community has the opportunity to find out more about our plans, ask questions and submit feedback – we need your input to evolve the plans before we finalise the designs and submit a planning application.

Our plans will be consulted on between **19th March and 9th April 2021**. Please navigate your way through our virtual exhibition to find our more information and to have your say on our proposals. Our virtual exhibition can be found **here**.



An indicative site plan of the proposed development

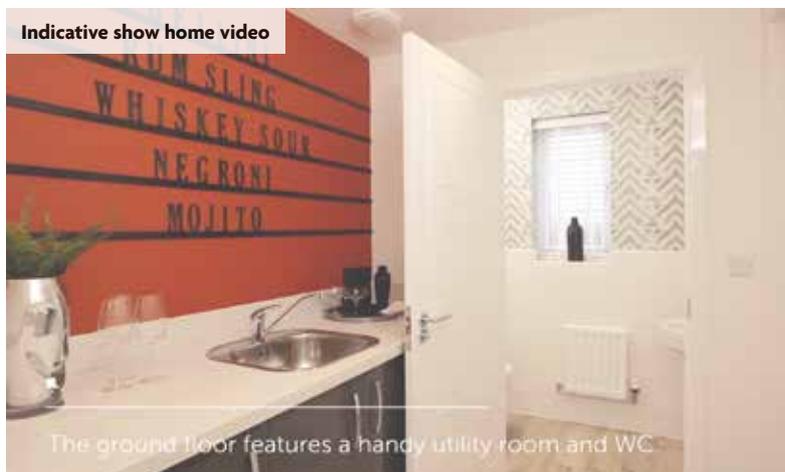
Who are Miller Homes?

We are Miller Homes, a leading homebuilder based in the United Kingdom. For over 85 years, we have established a reputation for building outstanding quality family homes and places to live.

As a five-star housebuilder, we are proud of the care and quality that goes into each and every property. We consistently receive overwhelmingly supportive feedback from our customers, and we use that knowledge to continually improve and enhance what we offer our customers.

Behind the instant kerb appeal there is a structure that meets the highest professional standards, and the beautifully proportioned rooms are impeccably finished and decorated. Importantly, every detail is checked and inspected before the keys are handed over to the new customer.

We are also committed to making our homes as energy efficient as possible, giving you a pleasant surprise when you get your fuel bills at the end of each month.



Indicative show home video

The ground floor features a handy utility room and WC

The site

Miller Homes is proposing to redevelop The Manchester College’s Northenden campus, off Sale Road in the Northern Moor area of south Manchester.

The Manchester College is building a brand-new campus in Manchester City Centre, next to the Manchester Arena, and is also investing in its other sites at Openshaw, Harpurhey, and more locally at Wythenshawe, as part of a £139m investment into its Further and Higher Education facilities.

The College will continue to provide education and training facilities at the Northenden Campus until September 2022 when its new facilities are ready.

Once this relocation is complete, it is our ambition to create sustainable homes on the Northenden Campus site which will be a natural extension to the community, benefitting existing and new neighbours alike.

The new neighbourhood will be close to local amenities, excellent public transport links and green spaces, including Wythenshawe Park.



Proposals



Providing up to 240 high-quality, sustainable 2-, 3- and 4-bedroom homes, in a variety of styles



Delivering much-needed affordable homes (**20%**) to be operated by a local affordable housing operator



Creating a high-quality development in a key, sustainable area of South Manchester



Investing around **£28 million** into the local economy



New Homes Bonus of up to **£1.7 million**, available to spend locally



Building a sustainable community with homes for generations to come



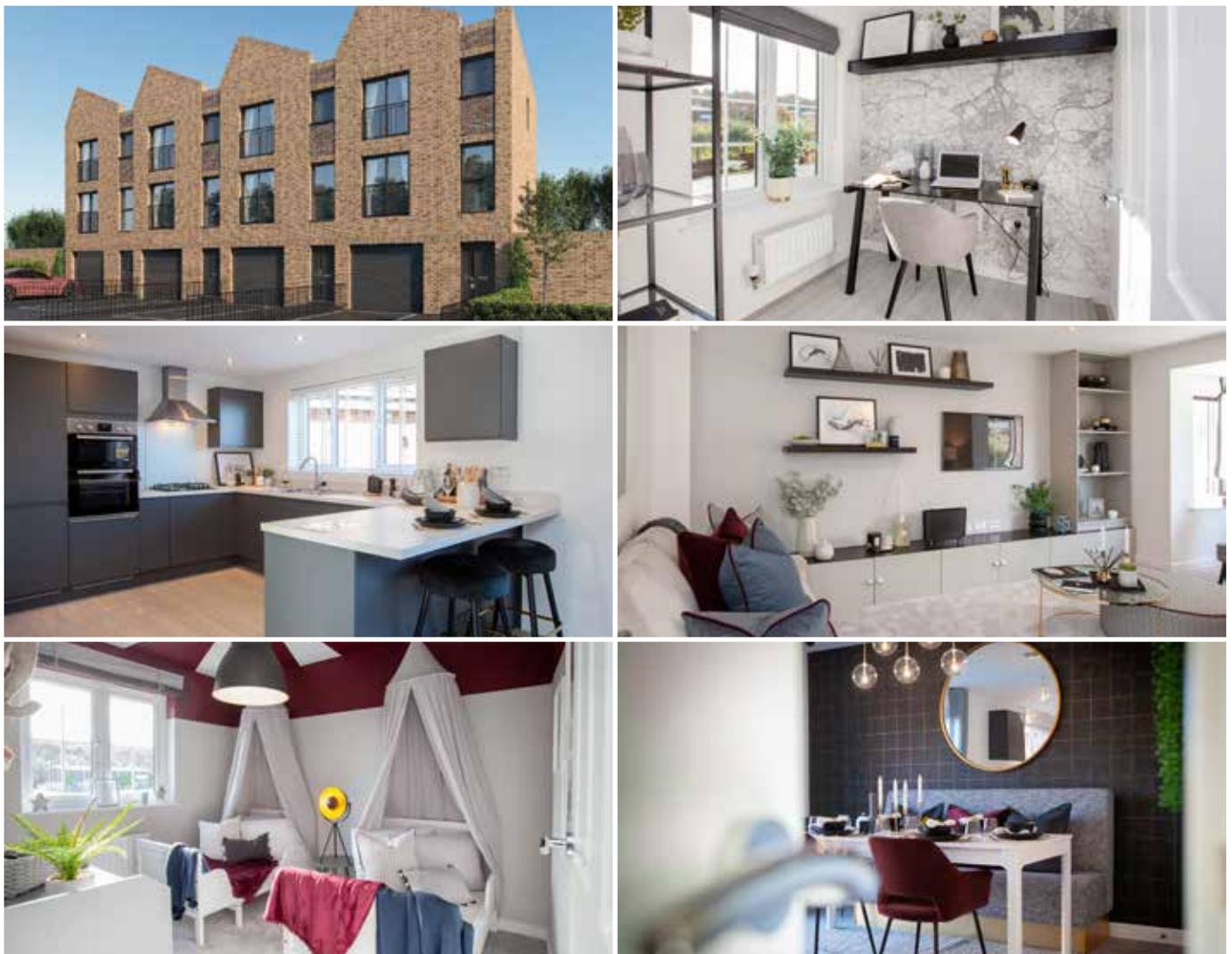
Creating **90 new jobs** through the construction period

A flagship development

Miller Homes is a five-star homebuilding, with over 85 years of experience in quality housebuilding. We frequently win awards for the quality of our homes. For our generous specification, skilful construction, beautiful locations and for our teams that build them.

Our new sustainable neighbourhood for the Northenden Campus will be no different. We want to retain the site's strong green features, and we are committed to working closely with Manchester City Council and local residents to ensure that the proposed landscaping protects boundaries and provides an attractive housing estate that is sympathetic to its surroundings.

We have taken time and care to ensure that the proposal is in keeping with the local area, whilst creating a landmark development for south Manchester with a flagship design, particularly when viewed from Princess Parkway as a key gateway into Manchester.



Sustainability

For Miller Homes, being sustainable means safeguarding the long-term future of the world around us. The homes we build are the foundations of sustainable communities that will flourish for generations to come.

To ensure our homes are fit for the future and offer both the desired style and functionality, we combine creativity and innovation with expert design and high-quality craftsmanship, with customer feedback playing an important role in helping inform the design process.

We use a careful selection of construction materials, minimising whole-life carbon emission and maximising home energy efficiency.

We want our the Northenden Campus development to be a legacy through being a high-quality and modern development which includes sustainable measures.



Leaving a legacy for the Manchester College

The LTE Group has begun to implement an ambitious estate strategy for The Manchester College and UCEN Manchester.

This £139m project is the largest single UK investment in post-16 education and skills for over thirty years and already sees building well underway with its brand-new campus in Manchester City Centre, next to the Manchester Arena, and investment in its other sites at Openshaw, Harpurhey, and more locally at Wythenshawe.

The new City Centre site, shown here, will open in September 2022, with a focus on creative and digital and will benefit over 1 million Mancunians during its lifetime. Until then the Northenden campus will remain in use and open to students.

Miller Homes knows that The Manchester College has been a part of the local community for many years, and we want to ensure that we pay respect to this history within our proposals.

A key historic use of the site was Yew Tree High School. We would like to include elements of the site's past through the use of different street names relative to the local history. We will also be repositioning the Yew Tree High School commemorative stone within the site too.



Visualisation of The Manchester College's proposed campus in Manchester City Centre

Access, transport & parking

There will be many ways to get in and around the new neighbourhood sustainably. Pedestrian and cycle access will continue to be via the existing entrances off Moss Hey Drive and Hollyhey Drive. We will also enhance the access point from the south east of the site, near Princess Parkway, to be a cycle access point too.

The neighbourhood is adjacent to the existing cycle network, with access across south Manchester and into the City Centre. Northern Moor Metrolink station is close-by, just 1.2km away to the west, providing connections into Manchester City Centre and Manchester Airport. The neighbourhood will also be close to the existing cycle network, with access across south Manchester and into the City Centre.

For those homeowners who will own cars, we will seek to provide adequate parking and electrical-vehicle charging points. The specific quantity is to be agreed with Manchester City Council. We are proposing the main vehicular access in and around the neighbourhood to be from Moss Hey Drive. There is potential for an emergency access to Hollyhey Drive too, depending on the requirements of Manchester City Council.

