

Proposed residential development at Hinchley Road, Charlestown.

Statement of Community Involvement

On behalf of Miller Homes.

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1. Introduction

- 1.1. This Statement of Community Involvement has been prepared in support of a full planning application submitted by Miller Homes for the erection of 106 no. dwellings (Use Class C3) at Hinchley Road, Charlestown.
- 1.2. This Report documents how the Applicant (Miller Homes) has engaged with the local community and other key stakeholders, summarises the key issues that have emerged to date, and outlines how the final scheme has taken on board these comments wherever possible.
- 1.3. Following this introductory section, this Report is structured as follows:
 - **Section Two** sets out the national and local policy context for public consultation;
 - **Section Three** outlines the approach taken for the public consultation exercise;
 - **Section Four** provides a summary and analysis of the consultation responses received; and
 - **Section Five** provides the overall conclusions of the public consultation exercise.

2. Public Consultation Policy Guidance

- 2.1. Pre-application consultation is an essential element of the planning and development process. It is about engaging with local communities, stakeholders, groups and organisations with the aim of shaping a proposal so that the subsequent application takes into account, as far as is appropriate and possible, local views and opinions. The importance of public consultation is reflected in both national and local planning policy.

National Planning Policy (2024)

- 2.2. Paragraph 40 of the 2024 NPPF notes how early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

- 2.3. Paragraph 41 later notes how local authorities:

“...should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications”

Manchester City Council Statement of Community Involvement (2018)

- 2.4. Manchester City Council has released a Statement of Community Involvement aimed at guiding residents, businesses, the voluntary sector, and other local stakeholders on how they can participate in planning activities. However, this document focuses on how the Council plans to engage with local communities during the planning process, rather than offering guidance for Developers, making it less relevant in this instance.

3. Public Consultation Methodology

- 3.1. The Applicant has undertaken pre-application consultation with the public, as explained below.

Consultation Exercise

- 3.2. The consultation period ran for two weeks from Monday 10th of March to Monday 24th of March 2025. A public consultation leaflet was prepared, which set out the background to, reasons for the consultation and the proposed development. A copy of the emerging proposed site layout was included. A copy of the consultation leaflet is contained **Appendix 1**.
- 3.3. This leaflet was delivered to 901 nearby properties including residents and businesses within the local area on 10th March 2025 by a private distribution company. A map of the consultation area is attached in **Appendix 2**. The leaflets represent the Applicant's commitment to obtaining the opinion of surrounding homes, by providing a forum for discussion on the upcoming development at Hinchley Road, Charlestown.
- 3.4. The leaflet contained an email address, namely hinchleyroad@pegasusgroup.co.uk, so that people could respond electronically in an accessible manner.
- 3.5. Letters were also sent out to the 3 local councillors for Charlestown prior to the main consultation, informing them of the community consultation exercise and also asking for any comments they may have. A copy of the letter sent to local councillors is contained at **Appendix 3**.

Summary

- 3.6. Leaflets were used to reach out to local residents and businesses seeking their views and suggestions regarding the proposed development. The intention was to ensure local people felt included and informed in the development process with an easily accessible source of information. Therefore, the leaflet provided a platform for people to engage with and make their views known.

4. Summary and Analysis of Public Consultation Responses

- 4.1. 13 responses were received as part of the public consultation exercise, which is a very low response rate, merely 1.44%. The main comments have been highlighted and responded to in Table 1 of this report.
- 4.2. We would like to note that the majority of residents did not decide to make comment in this consultation. Indeed, it is more often negative comments that are made through public consultation exercises, with the 'silent majority' not commenting on proposals if they have no concerns/are largely ambivalent.
- 4.3. The leaflet distribution was a useful exercise to involve community stakeholders and more importantly provide a forum for discussion regarding the development, which could then be used to make potential alterations, if possible, to any unfavoured aspects of it.
- 4.4. The key focus of the pre-application consultation was to encourage views and perspectives from the local community, to help inform the final detailed design of the proposals where possible. The comments received have been analysed on the basis of the issues raised by the respondents.
- 4.5. The table below documents details of the comments raised. Alongside the comment raised, there is an explanation as to how the scheme proposals have responded (if applicable) and if not, why this has not been possible. The comments have been grouped thematically for ease of analysis.

Table 1: Comments raised as part of consultation process and response to comments

Summary of Comments raised	How has the scheme responded
<u>Traffic/Highway Concerns</u> - The proposal raises concerns about traffic and road safety. Hinchley Road has already become a shortcut for vehicles cutting through from Victoria Avenue East to Charlestown Road. Being a narrow estate road with cars typically parked outside properties, this increases safety risks. - The proposed development plans indicate all site traffic will access and egress via Hinchley Road, including large heavy vehicles during construction, which could cause disruption for residents and pedestrians. Additionally, increased traffic near the entrance to the	A Transport Assessment has been prepared and will be submitted in support of the forthcoming planning application. The report has assessed the proposed site access arrangements and traffic impact. The report concludes that: - The site is located close to a number of day to day amenities would be highly accessible by sustainable travel modes of such as walking, cycling and public transport. - The site is also accessible by public transport with bus stops within easy walking distance of the site, offering direct services to a wide range of destinations including Manchester, Oldham, and Middleton.

academy raises concerns about student safety. • There are further worries about traffic infrastructure in the area. The Academy Travel Plan from 2011/12 identified Charlestown and Hinchley Roads as key routes for pupils traveling to school. The proposal's impact on these roads, including the need for a pelican crossing at the Charlestown Road junction, is requested to be considered to ensure pupil safety. • Parking challenges already exist, with many homes having multiple cars but limited parking spaces, causing on-street and double-parking issues. Traffic flow through Caspian Road, Northwold Drive, and Capricorn Road is expected to worsen, impacting residents' ability to navigate the area. The opening of Caspian Road as part of a previous development has led to increased traffic and further development would amplify these problems. • Residents worry about losing the quiet character of their neighbourhood due to additional traffic routes and congestion.	• The site can be accessed in a safe and efficient manner off Hinchley Road and the access points have been designed in accordance with current design guidance. • The traffic impact of the proposals has been assessed using the TRICS database. • The assessments undertaken have shown that the proposals will not have a material impact or give rise to any highways related issues. • The provision of a Travel Plan for the site will assist in reducing impact and help to create a wider choice of travel to residents and visitors.
<u>Infrastructure Matters</u> • The proposal raises concerns about the strain it would place on local infrastructure, including roads, schools, GP services, and emergency services, which are already under pressure. The new Aldi on Victoria Avenue East has increased traffic using Hinchley Road as a shortcut to Moston Lane, and adding over 300 more residents would exacerbate these issues. • Specific concerns relate to the land adjacent to the 3G pitch, which has steep banking. Altering this land could affect drainage on the pitch surface, so the new houses need to be positioned below its level to avoid such issues. • Regarding the Academy, it is vital that construction work does not disrupt the	Infrastructure matters will be discussed during the course of the determination of the planning application. The application is supported by a drainage assessment and this would not impact on any existing drainage on or off the site. The Academy's comments are noted and a Construction Environment Management Plan will be prepared in due course to ensure that the management of the site at construction phase will be controlled and so as not to impact on the Academy and local residents. Proportionate contributions for the development proposals, can be secured via the Section 106 Agreement following negotiations with the Council which are reasonably related in sale and kind and will address a specific need generated by the development.

power or water supply during operational hours. The Academy's land, drainage, and infrastructure must remain unaffected by the development, including avoiding debris-related impacts. There are also questions about whether the proposal would involve tapping into private garden drainage systems and how this might affect residents' properties.	
<u>Ecology</u> It would also have a detrimental impact on wildlife, as the area supports various species, including goldfinches, Merlins, Sparrowhawks, moles, and other mammals. Additionally, the presence of live bats raises concerns, prompting questions about their protection and plans for rescuing other small animals potentially affected by the development.	Miller Homes are dedicated to protecting wildlife habitats and promoting biodiversity. The development will follow national and local biodiversity and environmental policies and will accommodate appropriate landscaping and BNG measures. A full Ecological Assessment has been undertaken to identify the presence of species and habits currently on site. From this, the appropriate surveys have been undertaken and mitigation measures have been recommended to be implemented into the scheme. Surveys have indicated that no protected species are located on site. Measures ensure existing biodiversity is enhanced and further opportunities for biodiversity are created. Furthermore, an extensive landscape/green buffer is proposed along the eastern section of the site, where new landscaping/tree planting is proposed.
<u>Health & Safety</u> - The proposal raises safety concerns regarding the proximity of the building site to the academy. Specific issues include risks to children and staff due to plant machinery, equipment, dust, and mud on footpaths, potentially compromising safe access to and from the academy. - Contractor activities, including vehicles, deliveries, equipment, and security measures, must be carefully managed to	This is currently private land owned by Manchester City Council and there should be no access into the site. Post the development the site will be permeable to assist in access across via new footpaths. As set out above a Construction Environment Management Plan will address matters at the construction phase of the development. The safety and security of pupils and residents is a key element of the design of the development and boundary treatments have been carefully considered at the site. Separation distances have

avoid disruptions and ensure safe passage for academy pupils and staff. • To address safeguarding concerns, any home security cameras installed in the new houses should be positioned at a sufficient distance to prevent overlooking or filming of pupils during sports activities. Additionally, a high boundary fence should be installed, and a buffer area with tree planting is suggested to obscure views from residents' windows. • The proposal raises concerns about the loss of a valuable and safe green space, which is essential for the local community, especially for vulnerable individuals, as other safe green areas are either unsafe or far away.	also been complied with and there will be no issues with overlooking across the site
Noise • The proposal raises concerns about noise pollution and its impact on the education of academy students. Construction noise would be challenging to manage, particularly during the exam season from May to mid-July, when minimal disruption is crucial. Measures such as vibration reduction and soundproof fencing would be necessary, and adjustments to the building schedule should be considered to avoid noise during this period. • Additionally, the high usage of the academy's pitches, as reflected in the PE, bookings, and lettings timetables, means noise from pupils will remain noticeable throughout the day, adding to the overall disturbance.	The impact on the adjacent Academy is noted and can be covered in the Construction Environment Management Plan, as necessary. An Acoustic survey has been undertaken and will be submitted as part of the planning application. The report concludes the following: • The potential noise impact associated with use of the sports pitch on the proposed development has been assessed. • Given the proximity of the pitch to the proposed dwellings, an appropriate scheme of noise mitigation measures (i.e. an acoustic fence) has been recommended to adequately protect the amenity of the new residents and also safeguard the use of the sports pitch. • The implementation of an adequate scheme of noise mitigation measures can be ensured by the use of appropriately worded planning conditions.

<u>Character of the Area</u> • The proposal raises concerns about overpopulation and the potential loss of the neighbourhood's character. The plan to build 106 houses, ranging from 2 to 4 bedrooms, in a small enclave is seen as transforming a village-like environment into a densely populated area. • Residents are also worried about preserving the peaceful ambience of the Wimpey Estates, which have historically been premium-priced, spacious, and appreciated for their tranquillity. • Questions remain about how the addition of new houses would affect the area's existing charm and the value of properties.	This is considered an acceptable location to build additional residential dwellings, given it is in the urban area and a sustainable location. This is why the City Council have selected Miller Homes to deliver a residential development on the site. Further detail as to how this scheme has been designed and developed to reflect the local area is contained within the DAS.
<u>Affordability</u> • There are doubts about the need for this type of housing in the area. While it is acknowledged that the government identifies a need for housing stock, the affordable housing details in the plan are vague, only meeting minimum requirements. • Concerns are highlighted about the high cost of these homes, priced at £400k or more, making them inaccessible to 80–90% of local residents in this low-income area, as many are unable to secure mortgages. The term "affordable" is seen as subjective and not reflective of local realities. • The proposal raises strong concerns about the potential negative effects of social housing on the surrounding area. While acknowledging the need for social housing, the resident fears it could lead to anti-social behaviour, rubbish dumping, burglaries, and a decline in the area's character and property values, as experienced in a previous situation.	There is a national requirement to boost the supply of housing to address the current housing crisis. To assist with this there will be a range of both market and affordable homes in line with the definition of affordable housing stipulated in the NPPF ad to comply with the requirements of Local Planning Policies. Moreover, a Planning and Affordable Housing Statement will be submitted as a key part of the planning application.

<u>Other</u> • The proposal prompts several questions about potential benefits to the community and associated concerns. • Transparency in financial agreements is requested. • Back gardens from the new development will border the Sports Block and 3G pitch, raising concerns about lost sporting equipment and potential damage to properties from items like footballs. • Additionally, external bookings for the 3G pitch, which extend until 9pm with lights on slightly later during winter, may disturb nearby residents.	The development will be built in a way to safeguard the amenity of neighbouring properties, as covered above The scheme will also make the necessary contributions to address the needs generated by the development. This will be clearly set out in any future committee report. The adjacent sports pitches are noted and implications of the location of this has been considered in the layout and boundary treatments at the site.
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- 4.6. Out of the 13 received comments, 11 were objections, but one was an enquiry to purchase a property and one was an enquiry about the consultation process.
- 4.7. Finally, it is also important to highlight that only 13 comments were received from the 901 leaflets that were distributed to the local community (1.44% response rate), which suggests that the majority of those within the leaflet distribution area did not respond, highlighting that there are no overriding concerns from nearby residents.

5. Conclusions

- 5.1. To conclude, leaflets were distributed to local residents and businesses as part of the public consultation exercise to inform them of the development proposals and to offer a forum for comment on the proposals.
- 5.2. In total, 13 comments were received during the consultation period, which equates to a 1.44% response rate from the 901 leaflets sent to local residents and businesses.
- 5.3. The majority of comments raised traffic and infrastructure concerns, which will be addressed in the documents submitted in support of the planning application.
- 5.4. The process of pre-application consultation has been a constructive one, which engaged with local people and was designed to capture a range of different views.
- 5.5. The aim of the public consultation was to further inform the design and development process of the planning application, and this has been covered in the responses set out above.



Appendix 1: Copy of Consultation Leaflet

Hinchley Road, Charlestown Public Consultation

Miller Homes is preparing proposals for the development of new homes at Hinchley Road, Charlestown. This leaflet provides information on the proposals.

The Site is situated in the suburb of Charlestown, just 4.5 miles to the north of Manchester City Centre. The Site is sustainably located, with the nearest bus stops located on Charlestown Road providing frequent access into Manchester City Centre. Moston railway and Hollinwood Metrolink stations are also located less than 1 and 2 miles away respectively.

The site comprises vacant greenfield land, located adjacent to the Co-Op Academy North Manchester. The site is surplus to requirements, with Miller Homes identified as the development partner by Manchester City Council.

The proposed residential development will provide 106 dwellings, including semi-detached, detached and mid mews homes and will provide a meaningful contribution to meeting Manchester's significant housing requirements. The proposals will provide both market and affordable homes (policy compliant 20%), which will comprise a diverse mix of house sizes ranging from 2-4 bedrooms. The proposed affordable housing will comprise social rent and shared ownership properties.

The proposals will carefully consider the existing houses in the area to ensure that they will not be negatively affected by the proposals. Ultimately, the proposed development will be considerate and responsive to the existing area and provide an attractive place to live.

The proposed site layout is visible overleaf.

After the planning application has been submitted, Manchester City Council will write to neighbours to pass on details of the application and offer the opportunity for further comments.



What Happens Next?

It is important to us that our local communities are informed prior to us submitting our planning applications. With that in mind, we would like to inform you that we will shortly be submitting a full planning application for residential development on this site.

Prior to the submission of a planning application, Miller Homes is undertaking a public consultation to shape the development proposals. Homes and businesses surrounding the site have been sent this leaflet. The consultation period for this consultation will run for a duration of two weeks from 10th of March to 24th of March, so if you review the proposed layout and have any questions or comments, please do not hesitate to write to us at the address below:

Pegasus Group, Queens House, Queen Street, Manchester M2 5HT.

Or email: hinchleyroad@pegasusgroup.co.uk

Hinchley Road, Charlestown

Public Consultation



Indicative Site Layout



Appendix 2: Copy of the map of the Consultation Area

Hinchley Road

Public Consultation Map

Legend



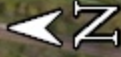
Consultation Area



Site Boundary

Google Earth

500 m





Appendix 3: Copy of the Letter sent to Local Councillors

18 February 2025

Councillor Veronica Kirkpatrick
8 Wortley Grove
Manchester
M40 5GS

Sent via email to: cllr.veronica.kirkpatrick@manchester.gov.uk

Dear Councillor Kirkpatrick,

Land at Hinchley Road, Blackley
Miller Homes – Proposed Residential Development

Introduction

On behalf of our client, Miller Homes, we write to inform you of an opportunity that has arisen at Hinchley Road to deliver a residential development of around 106 dwellings on this sustainable site in Blackley. The site falls within the electoral wards of Charlestown, and we therefore write to inform you of these proposals in your capacity as an elected local councillor.

Figure 1 – Aerial Image of the Site Location



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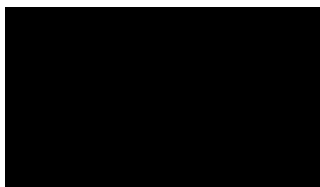
It is important to us that we notify local communities and appointed ward councillors prior to us submitting our planning applications. To that end, we are writing to inform you that we intend to undertake a consultation exercise with the local community, comprising of a leaflet drop to nearby properties and businesses (please refer to **Appendix 1** for a copy of the consultation leaflet and the distribution area).

The consultation period will run for two weeks from Monday 10th of March to 24th of March 2025. The consultation leaflet provides local residents with the opportunity to respond via a freepost written response.

We are keen to hear the local communities' thoughts on the proposals prior to the submission of the planning application, and to help inform the final development proposals. We are also keen to hear any thoughts you may have on the development proposals, the details of which are provided in the enclosed consultation leaflet.

This letter has also been sent to Councillor Uzma Jafri and Councillor Curley, as the other appointed councillors for Charlestown.

Yours faithfully,



Phil Robinson
Senior Planning Director



Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

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