



Ryebank Fields – SCI Appendices Only

Applicants: Step Places, Southway Housing Trust and Manchester
Metropolitan University

February 2025

RYEBANK

Contents

Appendix A – Summer 2022 website pages.....	3
Appendix B – December 2022 leaflet & Distribution Area.....	4
Appendix C – Consultation Stage 1: Leaflet.....	6
Appendix D – Consultation Stage 1: press release	7
Appendix E – Consultation Stage 1: Social Media Adverts.....	11
Appendix F – Consultation Stage 1: E-Bulletin	12
Appendix G – Consultation Stage 1: Website.....	13
Appendix H – Consultation Stage 1: Event at Oswald Rd Primary	17
Appendix I – Consultation Stage 1: Stakeholder Responses.....	18
Appendix J – Site Investigations: letter, FAQs and distribution area.....	39
Appendix K – Site Investigations: website	44
Appendix L – Consultation Stage 2: Brochure	46
Appendix M – Consultation Stage 2: Media Invite	53
Appendix N – Consultation Stage 2: Press Release.....	54
Appendix O – Consultation Stage 2: Social media adverts.....	60
Appendix P – Consultation Stage 2: Stakeholder Notification.....	61
Appendix Q – Consultation Stage 2 Website.....	62
Appendix R – Consultation Stage 2: Webinar	65
Appendix S – Consultation Stage 2: Stakeholder Responses	69
Appendix T - Consultation Stage 2: Mapped postcodes of responses.....	98

Appendix A – Summer 2022 website pages

RYEBANK FIELDS CONSULTATION

Welcome to our consultation website.

Step Places and Southway Housing Trust have been chosen as the preferred developers to deliver a new sustainable neighbourhood at Ryebank Fields, Chorlton.

Following Manchester Metropolitan University's decision to sell the land they own at the end of Ryebank Road in Chorlton, known as Ryebank Fields, a comprehensive tender process was undertaken. After careful consideration of a number of proposals, the University has announced that Step Places, as lead developer, alongside Southway Housing Trust, will be the preferred developers to bring forward plans to redevelop the site.

The plans are at the very early stages, but the proposals for Ryebank Fields will deliver a green development and a sustainable community for existing and future generations. The scheme will include much-needed new homes, including high-quality, affordable properties that respond to local needs, as well as extensive public open space, community facilities and an overall net biodiversity gain for the site.

Once the plans have progressed further, Step Places and Southway Housing Trust will be undertaking extensive public consultation with the local community. In the meantime, if you have any questions, please take a look at the Frequently Asked Questions provided below.

If you would like to be kept updated as the plans progress, please register [here](#), contact us on 0333 358 0502 (Monday – Friday, 9.00am – 5.30pm) or email ryebankfieldsconsultation@havingyoursay.co.uk



FREQUENTLY ASKED QUESTIONS

– Where is the site?

The area of land known as Ryebank Fields is located at the end of Ryebank Road, Chorlton, bordering Longford Park at the end of Rye Bank Road, Firwood.

+ Who owns Ryebank Fields?

+ Why is the site being developed?

+ Who are the preferred developers?

+ What is proposed?

+ Will you be engaging with the local community?

+ How can I find out more?

You can also view Frequently Asked Questions regarding the University's position on its website at www.mmu.ac.uk/ryebank-fields

REGISTER TO KEEP IN TOUCH

Name

Postcode

Email

☒ Keep me Updated
Tick this box to receive updates from the project team.

We hold all personal data as per General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of its jurisdiction. If you would like to make a GDPR request, please contact Lexington on 0161 711 0293. You can view our privacy policy [here](#).

Appendix B – December 2022 leaflet & Distribution Area

RYEBANK FIELDS

DECEMBER UPDATE

Stakeholder Engagement

Over the last eight weeks Step Places, alongside Southway Housing Trust, have undertaken extensive engagement with community, residential and political stakeholders across Chorlton, Manchester and Trafford.

These meetings have offered invaluable insight into the local area and we would like to extend our gratitude to the stakeholders who took the time to discuss the proposals with us.

We are now reviewing all the comments we received and preparing for our first stage of community consultation in early 2023. We will be in touch then with further information on when exactly the consultation will be and how to have your say, including detail of public events which we will be hosting.

Until then, the project team would like to wish everyone a happy festive period. We look forward to meeting you all in the new year!

A Partnership Between



What's next?

We want to place the community at the heart of this project, through meaningful engagement and consultation.

The first stage of our public consultation will launch in early 2023, providing an initial opportunity for local people to see our current proposals and contribute to the development of the scheme.

The feedback from that consultation will then be taken into consideration and the scheme designs will be updated, before we hold a second stage of consultation later in 2023.

Stay up to date

In the meantime, you can register for updates about the scheme

Via our website:

www.ryebankfieldsconsultation.co.uk



Or by emailing us on:

ryebankconsultation@havingyoursay.co.uk

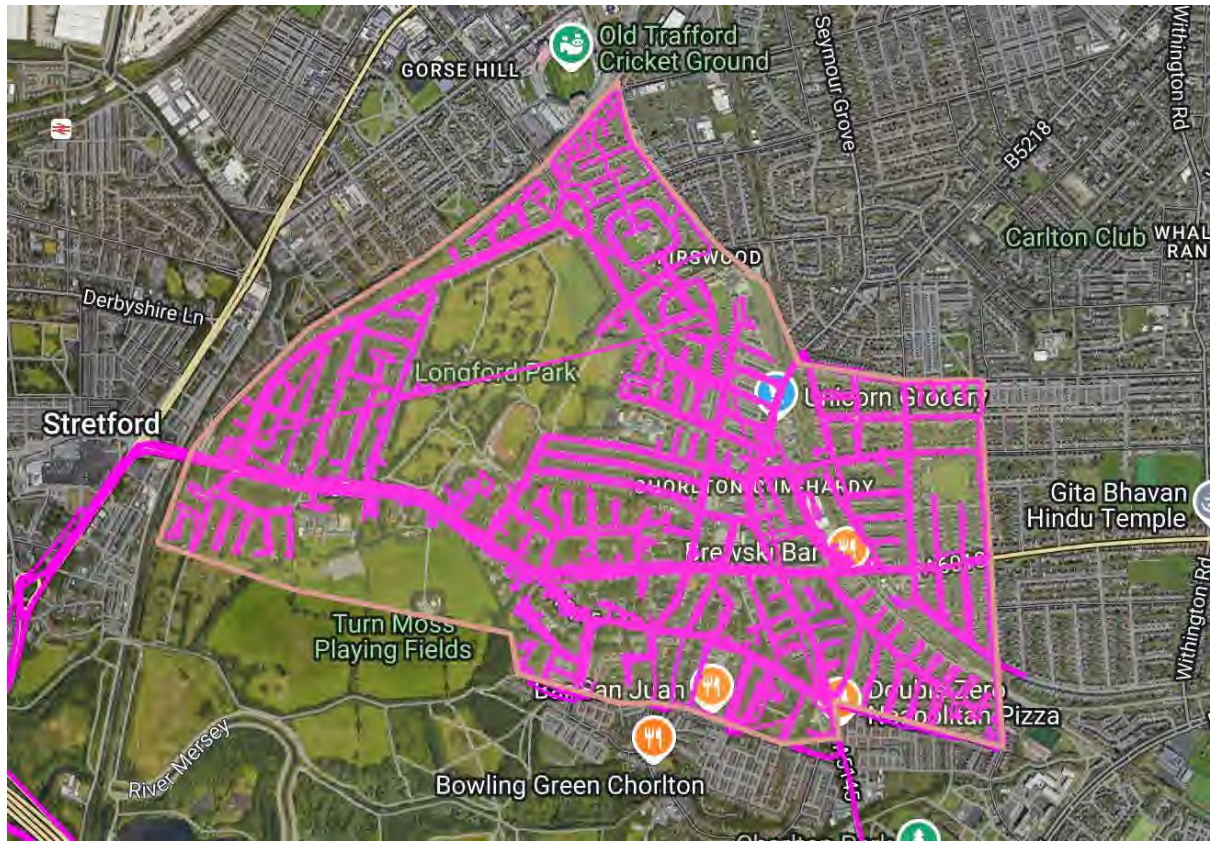
You can also get in touch with members of the development team by phoning our Community Information Line on:

0333 358 0502 – (Monday-Friday 9:00am–5:00pm)

A PARTNERSHIP BETWEEN:



Distribution Area Used:



Appendix C – Consultation Stage 1: Leaflet

HELP US SHAPE THESE PLANS

This is our initial vision – the public consultation is an opportunity to have your say on how the scheme could be improved and explain what you would like to see from the proposals. Your comments and suggestions will influence how we develop the scheme and we will be carrying out further consultation later this year.

This public consultation will close on **Friday 10 February 2023**, so please take the opportunity to give your feedback on the proposals before then.

Get in touch and tell us what you think by:

- Visiting our consultation website:
www.ryebankfieldsconsultation.co.uk
- Speaking with a member of the project team by calling:
0333 358 0502 - (Mon-Fri - 9.00am - 5.30pm)
- Emailing us with your comments, questions or feedback at:
ryebankfieldsconsultation@havingyoursay.co.uk
- Attending one of our public exhibitions:
Saturday 28 January, 12-5pm at Oswald Road Primary School, Chorlton, M21 9PL
Thursday 2 February, 3-7pm at Trafford Athletics Club, Longford Park, M21 9TA

RYEBANK FIELDS

stepplaces | Southway Housing Trust

PUBLIC CONSULTATION LAUNCHED FOR RYEBANK FIELDS

INTRODUCING A VIBRANT AND SUSTAINABLE COMMUNITY FOR SOUTH MANCHESTER

Step Places and Southway Housing Trust are pleased to have the opportunity to bring forward plans for much needed new homes in South Manchester.

We are committed to creating a vibrant, inclusive and high quality neighbourhood that has been designed with the needs of the community and environment in mind. Our plans will see 120 highly energy-efficient homes delivered, offering a mix of property types and tenures that will appeal to a wide range of people looking for a new home in South Manchester. The scheme is sensitive to the local environment, blending seamlessly into the existing surroundings and retaining many of the features that make this land special.

The scheme has been purposefully designed with a strong community focus and we know that it will only be successful if we work together. We have launched our first stage of public consultation and want your views to shape this project.

Have your say before Friday 10 February 2023.

Visit our website for further information on the plans

www.ryebankfieldsconsultation.co.uk

A PROPOSAL FOR RYEBANK FIELDS

A community-focussed development, with consideration given throughout the proposal as to how the scheme can encourage connection, and help tackle the housing crisis in Greater Manchester, working alongside the strong community spirit in the area.

1. Retained Parkland
2. Nature Path Walk
3. Age Friendly Living
4. Shared Ownership Homes
5. Car Club
6. Cycle Hub
7. Recycling Centre
8. Beer and Bug Hotel
9. School Growing Wall
10. Central Community Hub
11. Community Growing Space
12. Community Green
13. Private Sale Homes

Visit our website for further information on the plans

www.ryebankfieldsconsultation.co.uk

THE RYEBANK FIELDS

A third of the land, 1.3 hectares, will be retained along the border with Longford Park and handed back as a community asset, so everyone can continue to enjoy the fields in the future. Existing new habitats will be created, including wetland areas to control flooding, green roofs, allotments, and community gardens. In support of local biodiversity we will also adopt a 17 planting policy across the whole site, replacing every tree that needs to be removed with seven new ones.

HOW THIS SUSTAINABLE DEVELOPMENT

We will adopt a careful and sustainable approach to the land through this development. Working with archaeologists, the medieval Nidd Ditch that runs into Longford Park will be protected and further enhanced. Habitats, wildlife and any protected species will also be surveyed by specialist ecologists to ensure no adverse impacts through development and as much of the land and its heritage can be retained and protected for future generations.

AN ENVIRONMENTAL COMMUNITY

The neighbourhood design will put people before cars, with ample space to walk, run, cycle and enjoy. There will be a network of footpaths and cycle routes, including a new north-south footpath along the western edge, which will connect into the local active travel network and create safe routes to local shops, services, schools and public transport links.

WELL-BEING COMMUNITY

We want to deliver 120 homes that will be a mix of private and affordable residential accommodation. There will be a minimum of 20% affordable homes on sale, with 24 age-friendly apartments let at Manchester Living Rent. We would like to include up to 30% affordable homes by building 10 houses for shared ownership, which will all alongside 20 co-housing dwellings and 56 private sale homes.

COMMUNITY FOCUS

Our ambition is to include a 250 sq. m community hub that can be used by residents and the wider community for learning, exercise, enjoyment and any other activities. The vision is for a large open space, offering job-relevant space for civic events and activities, with an outdoor pavilion, a growing garden and educational spaces, to surround the hub. We want to work with residents in the area to understand what this space may look like in the future so that everyone can benefit and enjoy from the scheme.

ENVIRONMENTAL

Plans include all buildings being certified Passivhaus, a tried and tested method of reducing carbon emissions from buildings throughout construction, operation and demolition. Many of our expected levels of energy efficiency, the homes will be super-insulated, have low-flow fittings to reduce water usage, and will be able to support air source heat pumps and solar panels to generate their own energy, keeping bills low.

Appendix D – Consultation Stage 1: press release

Project Launch Press Release

Ryebank Fields Consultation

Consultation has launched for a new community-focused development at Ryebank Fields

Members of the public are being invited to have their say on proposals for a vibrant and sustainable community on the land at Ryebank Fields, Chorlton. Step Places and Southway Housing Trust are together bringing forward plans for a new neighbourhood with [low-impact](#) living at its core, for current and future generations.

The development will comprise 120 new high-quality, energy-efficient homes, with a carefully designed housing mix of private sale and affordable residential accommodation to help tackle the housing crisis in Greater Manchester. There will be a minimum of 20% affordable homes on site, with 24 age-friendly apartments let at Manchester Living Rent. We would like to include up to 35% affordable homes, by building 18 houses for shared ownership, which will sit alongside 20 co-housing dwellings and 58 private sale homes.

There will be a strong community focus, with consideration given throughout the scheme as to how it can encourage connection, working alongside the strong community spirit in the area. At the centre of the scheme will be a brand-new community hub that can be used by all for learning, exercise, enjoyment and any other activities. A large open plaza, offering pedestrianised space for civic events and activities, with an outdoor pavilion, a growing garden and educational spaces will surround the hub.

Contributing to Greater Manchester's ambitions to become a zero-carbon city by 2038, the development will be one of the first in Manchester built to a Passivhaus certified standard. The new homes will meet the highest standards of energy efficiency, resulting in significantly reduced carbon emissions and reduced energy bills for future residents.

A third of the Fields, 1.3 hectares, will be retained along the border with Longford Park and used as a community asset for everyone to enjoy. New planting and wetland areas will also be introduced to help control flooding, create exciting new habitats, boost the local ecosystem and achieve a net biodiversity gain.

A spokesperson for Step Places said:

"We are delighted to share our plans for Ryebank Fields with the community. Both Step Places and Southway Housing Trust share the vision to deliver high-quality, affordable and sustainable homes for the people of Chorlton, promoting a sense of community. We would welcome this opportunity for members of the public to learn more about the scheme and submit their feedback whilst the public consultation is open."

Consultation

We are keen to collaborate with [local residents](#) and stakeholders to hear their thoughts on the proposals and how we may be able to improve the scheme.

The first phase of our public consultation will close on **Friday 10 February 2023**. Local people are urged to have their say before that, through one of the following channels:

- ❖ Visiting our dedicated consultation website: www.ryebankfieldsconsultation.co.uk/ and filling out a feedback form
- ❖ Emailing us with comments, questions or feedback at: ryebankfieldsconsultation@havingyoursay.co.uk
- ❖ Speaking with a member of the team by calling 0333 358 0502 (Monday to Friday – 9:00am to 5:30pm)
- ❖ Attending one of our drop-in consultation events:
 - Oswald Road Primary School, M21 9PL
 - Time: 12-5 pm
 - Date: Saturday 28 January
 - OR**
 - Location: Longford Suite, Trafford Athletics Club, M21 9TA
 - Time: 3-7pm
 - Date: Thursday 2 February
- ❖ Writing to us at: Freepost SHAPE TOMORROW, Queens House, Queen Street, Manchester, M2 5HT (no stamp necessary!)

Ends

About Step Places and Southway Housing Trust

Step Places put design, innovation and sustainability at the forefront of our approach, working with the best architects and designers to ensure everything that we build is anchored by sustainable design. We believe in smarter living through innovation and technology, installing energy efficient features to not only save money for our residents but also to save the planet in doing so. Creating a welcome and diverse community is at the core of what we do, aiming to honour green spaces, [work places](#) and communal amenities in all of our designs in a bid to generate social value. [And](#), we are proud to champion independent traders and artisan businesses in creating a sense of community, character and vibrancy to a place, whilst also creating ambition within the communities that we create via employment opportunities, training, and apprenticeships, empowering local people.

Southway Housing Trust share our vision to create 'Thriving Communities', and, in the next ten years, expect their communities to be characterised by lower levels of child poverty, lower levels of isolation & loneliness in all age groups, higher levels of employment & social connectedness, a supply of homes closer to meeting needs, and higher levels of satisfaction within neighbourhoods. Their aim is to provide high quality, affordable homes in desirable areas, already owning and managing almost 6,000 homes across Burnage, Chorlton, Didsbury and Withington.





Appendix E – Consultation Stage 1: Social Media Adverts

Ryebank Fields
Sponsored

Our vision is to establish a thriving new community which promotes social cohesion whilst also supporting the existing wider community.

We have included a number of initiatives within our proposals to foster an inclusive atmosphere within the new neighbourhood, such as the community hub and garden. We would like to develop this place and architecture in close consultation with residents, please tell us what aspects you believe would help foster an inclusive and accessible environment for the wider community.



RYEBANKFIELDSCONSULTATION.CO.UK

Have your say on the proposals for Ryebank Fields! [Learn More](#)

Visit our virtual exhibition and find out more!

56 47 Comments

Like Comment Share

Ryebank Fields
Sponsored

Our proposals will secure a sustainable and robust transport network, including a well-connected and accessible network of footpaths and cycle routes. This network will thread through the site along the park boundary connecting the Manchester and Trafford neighbourhoods whilst creating safe routes to the metro link and other local amenities.



RYEBANKFIELDSCONSULTATION.CO.UK

Have your say on the proposals for Ryebank Fields! [Learn More](#)

Visit our virtual exhibition and find out more!

0 10 Comments

Like Comment Share

Ryebank Fields
Sponsored

Our aim is to encourage residents to interact with the surrounding natural environment with measures in place to encourage a diverse mix of flora and fauna to thrive alongside the new community.

A total of 1.8 hectares of green space will be retained and a significant nature path will create a pedestrian link from one side of the site to the other.



RYEBANKFIELDSCONSULTATION.CO.UK

A modern, sustainable and green-led new community in South Manchester! [Learn More](#)

Follow us through to learn more about the proposals.

15 2 Comments

Like Comment Share

Ryebank Fields
Sponsored

Our proposals have been designed to create a visually appealing street scene, with an abundance of green space included.

Car parking will be limited from front gardens and moved to the periphery or in-between housing to promote well-kept streets, which will not dominate the character of the development.



RYEBANKFIELDSCONSULTATION.CO.UK

An attractive and appealing new neighbourhood in South Manchester! [Learn More](#)

Following the link to learn more about the proposals.

18 2 Comments

Like Comment Share

Ryebank Fields
Sponsored

Our proposals include a large open space, which will be located outside the community building, designed to encourage civic activity such as food/makers markets and social events. Our ambition is to shift the economic focus from big to small by encouraging opportunities to attract distinct, small-scale, and locally based businesses.



RYEBANKFIELDSCONSULTATION.CO.UK

Have your say on the proposals for Ryebank Fields! [Learn More](#)

Visit our virtual exhibition and find out more!

20 12 Comments

Like Comment Share

Ryebank Fields
Sponsored

The plans include 24 apartments for elderly residents along Longford Road. This space has been chosen as it will place residents close to the existing amenities and is also set back from Longford Road in order to retain as much of the existing landscape as possible, creating a vibrant surrounding for residents to enjoy.



RYEBANKFIELDSCONSULTATION.CO.UK

Have your say on the proposals for Ryebank Fields! [Learn More](#)

Visit our virtual exhibition and find out more!

34 15 Comments

Like Comment Share

Appendix F – Consultation Stage 1: E-Bulletin

Ryebank Fields – Email Bulletin Issue 3

[View in browser](#)



The first stage of our public consultation has launched today, Monday 23 January!

Please head to the website using the link below to find out more about the scheme and share your thoughts on the scheme.

Leaflets are being delivered today to residents in the local area, however as they are being hand delivered, residents may receive them at different times of the day. We appreciate your patience with this and please do get in touch if you do not receive one and think that you should have.

Find out more and have your say!

You can also join us for one of our in-person public exhibitions. These are taking place on:

- **Saturday 28 January**, 10-5pm at Oswald Road Primary School, Chorlton (M21) 9PL
- **Thursday 2 February**, 2-7pm at Trafford Athletics Club, Longford Park (M17) 9TW

Your comments and suggestions are important to us, and will influence how we develop the scheme going forward.

Please ensure that any and all feedback is with us by **Friday 10 February 2023** so it can be taken into consideration and help inform our future plans.

Get in touch

If you have any questions for the project team you can reach out by:

- **Emailing us:** ryebankfieldsconsultation@hellingyoursay.co.uk
- **Calling us:** [0533-568-0602](tel:0533-568-0602) (open Monday - Friday, 9am - 5:30pm)

Appendix G – Consultation Stage 1: Website



WELCOME

Step Places and Southway Housing Trust are pleased to have the opportunity to bring forward plans for much needed new homes in South Manchester.

This is our initial vision – we want to hear your views on the scheme, so please read through the website, ask any questions and share your feedback with us. You can also find out more by joining us at one of our community exhibition events:

- **Exhibition 1:**
 - ⇒ Saturday 28 January, between 12pm and 5pm
 - ⇒ Oswald Road Primary School, Chorlton, M21 9PL
- **Exhibition 2:**
 - ⇒ Thursday 2 February, between 3pm and 7pm
 - ⇒ Longford Suite, Trafford Athletics Club, Longford Park, M21 9TA

If you are unable to attend, there is also a [virtual exhibition available on this website](#), where you can see digital versions of the exhibition boards that will be available at the event.



PLEASE ENSURE THAT ALL FEEDBACK IS WITH US BY FRIDAY 10 FEBRUARY 2023 SO IT CAN BE TAKEN INTO CONSIDERATION AND HELP INFORM OUR FUTURE PLANS

THE LOCATION

Nestled to the east of Longford Park in Chorlton, the Fields cover 4.5 hectares on the boundary of Manchester and Trafford.

Ryebank Fields has a rich history, with the land serving several purposes over the years, and we are excited to bring forward plans for a new chapter.



OUR PROPOSAL FOR RYEBANK FIELDS

We have created a scheme purposefully designed with a strong community focus that is sensitive to the local environment, blending seamlessly into the existing surroundings and retaining many of the features that make this land special. The scheme will include:

- A unique mix of 120 high quality new homes
- Guaranteed 20% affordable properties, delivered as age-friendly accommodation
- Certified Passivhaus standards for all buildings on site
- 1.3 hectares of the parkland retained and returned as a community asset
- 250 sq. m central community hub surrounded by a market square and growing spaces
- Walking and cycling priority, with a new nature path alongside the parkland
- 2.1 hectares of green space across the development, including growing walls, community greens and allotments

THE PLAN



TAKE A CLOSER LOOK...

OUR SIX CORE VALUES FOR THE SCHEME:

RETAIN AND ENHANCE

A third of the land, 1.3 hectares, will be retained along the border with Longford Park and handed back as a community asset, so everyone can continue to enjoy the Fields in the future. Exciting new habitats will be created, including wetland areas to control flooding, green roofs, allotments, and community greens, to support local biodiversity. We will also adopt a 1.7 planting policy across the whole site, replacing every tree that needs to be removed with seven new ones.

SAFE AND PROTECTED HERITAGE

We will adopt a careful and sustainable approach to the land through this development. Working with archaeologists, the medieval Nico Ditch that runs into Longford Park will be protected and further enhanced. Habitats, wildlife and any protected species will also be surveyed by specialist ecologists to ensure no adverse impacts through development and as much of the land and its heritage can be retained and protected for future generations.

COMMUNITY HEART

Our ambition is to include a 250 sq. m community hub that can be used by residents, and the wider community for learning, exercise, enjoyment and any other activities. The vision is for a large open plaza, offering pedestrianised space for civic events and activities, with an outdoor pavilion, a growing garden and educational spaces, to surround the hub. We want to work with residents in the area to understand what this space may look like in the future so that everyone can benefit and enjoy from the scheme.

A UNIQUE HOUSING MIX

We want to deliver 120 homes that will be a mix of private and affordable residential accommodation. There will be a minimum of 20% affordable homes on site, with 24 age-friendly apartments let at Manchester Living Rent. We would like to include up to 35% affordable homes by building 18 houses for shared ownership, which will sit alongside 20 co-housing dwellings and 58 private sale homes.

PASSIVHAUS CERTIFIED

Plans include all buildings being certified Passivhaus, a tried and tested method of reducing carbon emissions from buildings throughout construction, operation and demolition lifecycle. Way beyond expected levels of energy efficiency, the homes will be super-insulated, have low-flow fittings to reduce water usage, and will be able to support air source heat pumps and solar panels to generate their own energy, keeping bills low.

AN ACCESSIBLE NEIGHBOURHOOD

The neighbourhood design will put people before cars, with ample space to walk, run, cycle and enjoy. There will be a network of footpaths and cycle routes, including a new north-south boardwalk along the western edge, which will connect into the local active travel network and create safe routes to local shops, services, schools and public transport links.





HAVE YOUR SAY

We value your feedback, and this public consultation is an opportunity to have your say. Your comments and suggestions will influence how we develop the scheme before carrying out further consultation later this year. Please fill in the form below and let us know your thoughts.

Name

Postcode

Email

What age group are you in?

- ☐ 14-25
☐ 25-34
☐ 35-44
☐ 45-54
☐ 55-64
☐ 65+
☐ Prefer not to say

Which of the following best describes your living circumstances?

- ☐ Home owner with mortgage
☐ Home owner without mortgage
☐ Renting
☐ Living with family
☐ Prefer not to say

How did you hear about the consultation?

- ☐ Consultation Leaflet
☐ Social Media Advertisements
☐ Local Social Media Group
☐ Online publication
☐ Word of mouth
☐ Other (Please Specify)

1) There is a need for a diverse mix of housing in this area of South Manchester:

- ☐ Strongly Agree
☐ Agree
☐ Not Sure
☐ Disagree
☐ Strongly Disagree

2) The proposal site represents a good location for a sustainable new community:

- ☐ Strongly Agree
☐ Agree
☐ Not Sure
☐ Disagree
☐ Strongly Disagree

3) New housing should be considerate of the surrounding environment and community, with measures taken to enhance both wherever possible:

- ☐ Strongly Agree
☐ Agree
☐ Not Sure
☐ Disagree
☐ Strongly Disagree

5) Overall, I like the design of the new neighbourhood included within the proposals:

- ☐ Strongly Agree
☐ Agree
☐ Not Sure
☐ Disagree
☐ Strongly Disagree

Do you have any further comments about the design?:

Do you have any further general comments about the proposals?:

Send

Please note that any feedback provided by you will be used by the purposes of informing the development of our proposals and a summary of all responses will be collated into a Statement of Community Involvement to be submitted as part of a future planning application to relevant councils. The information you provide will only be used for the purposes of this consultation exercise. This data will be held securely in accordance with data protection guidelines by a subsidiary of City People and Southern Housing Trust. You can view our privacy policy by clicking [here](#).

- ☐ WHAT ARE YOU PROPOSING?
- ☐ WHERE IS THE SITE?
- ☐ WHO OWNS RYEBANK FIELDS?
- ☐ WHY IS THE SITE BEING DEVELOPED?
- ☐ WILL ANY OF THE FIELDS BE RETAINED?
- ☐ WILL YOU BE DOING SITE INVESTIGATIONS?
- ☐ WHAT WILL HAPPEN TO THE NICO DITCH?
- ☐ WHAT ABOUT THE RISK OF FLOODING?
- ☐ WILL THERE BE AFFORDABLE HOMES?
- ☐ WHAT TYPES OF HOMES WILL THERE BE?
- ☐ WHAT ABOUT THE COMMUNITY GARDEN ON RYE BANK ROAD?
- ☐ WILL THERE BE CYCLE PARKING FOR RESIDENTS?
- ☐ HOW WILL VEHICLES ACCESS THE SITE?
- ☐ HOW MUCH CAR PARKING WILL THERE BE?
- ☐ WON'T THIS MAKE TRAFFIC WORSE?
- ☐ WILL THE DEVELOPMENT IMPROVE LOCAL SERVICES?
- ☐ WILL YOU BE ENGAGING WITH THE LOCAL COMMUNITY?
- ☐ WHEN WILL THE PLANNING APPLICATION BE SUBMITTED?

If you would like to get in touch with the project team, ask any questions or request the information in an alternative format, you can:

Phone us on: 0333 358 0502 (Monday - Friday, 9am - 5.30pm)

Email us at: ryebankfieldsconsultation@havingyoursay.co.uk

Write to us at: Freepost SHAPE TOMORROW, Lexington, Queens House, Queens Street, M2 5HT (no stamp required!)

[illegible]

Appendix H – Consultation Stage 1: Event at Oswald Rd Primary



Appendix I – Consultation Stage 1: Stakeholder Responses

Longford Ward Councillors (Trafford Council)

Cllrs Sarah Haughey, David Jarman and Judith Lloyd
Trafford Town Hall
Talbot Road
Old Trafford
Stretford
Manchester
M32 8DG

We the Councillors representing Longford Ward, Trafford are writing in response to the development of Ryebank Fields.

As local Councillors we have been steadfast in supporting the residents of Rye Bank Road in Trafford. This road is a cul-de-sac and at the end the residents have developed a Community Garden with the assistance of Trafford Council. It is listed as an asset of community value. This has brought the community very much together and they have made a considerable contribution to the neighbourhood and the environment. An application for a play street has been sent to Trafford Council for Rye Bank Road

We object to the current proposal to have a road accessing the north side that is Rye Bank Road. This is in Trafford and the proposal for housing is entirely within the Manchester Boundary. There is already another road to the south side. We would request an alternative exit to be available in Manchester and we believe this is an option.

We would request that there is no access to lorries, and related vehicles on the Trafford side as this would cause severe disruption. If another road was used on the Manchester side this would mitigate the effect of the redevelopment.

We understand residents' concerns about asbestos removal and any other contaminants on the land at Ryebank Fields and ask that residents are informed when and if the land is decontaminated safely. They are rightly concerned about the impact on the health of residents and children in the vicinity.

Green space is important in all Councils' Wellbeing strategy and this loss is felt keenly. We understand that the development includes landscaping, but this does not compensate for the loss of a considerable amount of what has been a green amenity well used over a considerable number of years

As Councillors, we would also like to draw your attention to the border with Longford Park. There are some rare trees on that border, and we would ask you consult with Friends of Longford Park to minimise any impact in that area.

Sarah Haughey, David Jarman and Judith Lloyd
Councillors Longford Ward

Trafford Rye Bank Road Residents Association

FAC: Step Places & Southway Housing Trust

10th February 2023

To Whom it may concern

Response to Public Consultation re Ryebank Fields

I am writing on behalf of Trafford Rye Bank Residents Association in response to the current public consultation on the proposals for the Ryebank Fields development.

We are fully opposed to any development of Ryebank Fields and feel strongly that it should be left the valuable green open space that it is. It is much loved and used by the residents in our community and further afield in Trafford.

You are aware of the land occupied by our community which has been developed into a community garden and community hub over the last few years.

We object to your proposal to create vehicle access from Ryebank Road in Trafford on several grounds, which include:

1. It is based on a development plan which was created from a flawed and biased consultation which did not consider the views of Trafford residents.
2. There is no technical reason why you cannot create ALL vehicle access from Chorlton.
3. You do not own or have any rights over the land on which our community garden sits and which is a recognised asset of community value.
4. You intend to destroy an established community on the pretext of creating another community nearby. We talked this through with you when we met and explained in detail the impact of this.

Please see the copy of our letter dated 17th November 2022 for our full position on the proposal for a second vehicle access via Rye Bank Road in Firwood as set out in the plans forming part of the current consultation (see appendix 1).

In addition to our opposition to any vehicle access via Rye Bank Road, our residents also have the following issues with the current development proposal:

- Loss of a valuable greenfield site resulting in increased air pollution due to a reduction in vital trees and green space.
- Increased air pollution with the associated health risks from the additional traffic caused by the development.
- Health risks associated with the remediation of the heavily contaminated land on Ryebank Fields.
- Disruption and health risks from the removal of a large amount contaminated soil and waste (including asbestos) from the site and transporting it on trucks through our road.

- Lack of sufficient borders and tree protection zones at the edge of the development, including behind the houses on Park Square and the end of Rye Bank Road.
- The negative impact on the boundary of Ryebank Fields and Longford Park.
- The lack of biodiversity gain from a development that will destroy many trees and naturally re-wilded areas.

With respect to the development boundary with the houses on Park Square and at the southern end of Rye Bank Road there are a number of issues residents are concerned about. These are contained in a more detailed form in a resident's response which is included as appendix 2).

We look forward to meeting you again at the community garden shortly after the consultation closes. Please send over some suggested meeting dates as promised.

Yours faithfully

Jan Marsden
Chair, Trafford Rye Bank Residents Association

(see appendices x 2)

APPENDIX 1 (10-02-23)

FAQ:

*Katy Isaac, Lex Comm
Harry Dhalliwal, Step Places
Jonathan Turner, Southway Housing Trust
Phil Doyle, SplusArchitects*

cc: Judith Lloyd; David Jarmar; Sarah Haughey (Longford Councillors) and Andrew Western (Leader, Trafford Council)

17th November 2022

Dear Katy, Harry, Jonathan & Phil

Thanks for your time last week.

We thought it would be helpful to send you some information to bring you up to speed on relevant history and facts which will prevent accessing any proposed development from Rye Bank Road Trafford.

In Summary:

- We are an established long standing community living in a cul de sac.*
- The consultation on which the development plan and your bid are based was flawed and biased to residents of Chorlton.*
- We have created a formally recognised Asset of Community Value.*
- Neither you nor MMU/MCC own the strip of unregistered land which you propose to cross to enter Rye Bank Rd Trafford.*
- You will have to cross a private driveway to bring traffic through.*
- We have the support of Trafford Council, our MP and local business partners.*

Our Community

We are an active and organised community of people living in Trafford. We represent a diverse cross section of people including single households, couples, families, black and ethnic minority residents, gay and lesbian residents, older people and children of varying ages.

We have established a formal residents association which meets regularly to discuss and action projects that are important to us.

Our community and the community garden we have established are widely recognised as an exemplar of community and have been well supported by other

residents, local businesses, local councillors, senior members of Trafford Council and our MP.

Community Garden

Local residents have been the guardians of the unregistered land at the end of the cul-de-sac at Rye Bank Road, Firswood for decades. We have regularly used the land for community gatherings, picked up litter, weeded and tidied the vegetation etc around the area to keep it welcoming for local residents and the many passers by who access Longford Park and Rye Bank Fields via this area.

In 2018, our local residents association decided to develop a formal community garden having been inspired by other community garden projects. We applied to Trafford Council for a grant to create a community garden on the land and were successful.

During 2019 we designed and created a wonderful community space which is enjoyed not just by local residents but by the many visitors who use our road to walk to Longford Park. During lock downs it has been invaluable for sustaining social connections and improving mental health.

We also received further funding from Trafford Housing to create more elements in the garden in 2021, including a sculpture, a new community garden flag designed by local children, a mosaic, mural and totems.

The garden is used for play, recreation, socialising, gardening, growing and sharing herbs, reading and book swapping (via the tiny library), Christmas, summer and community gatherings (where Trafford Council grants us permission to close the road), providing information via a bespoke notice board, creating sculpture and art, providing stimulating activities for children via a bug hotel, flag competition, making stepping stones and murals. We provide water for dogs and seating for walkers. A local mental health professional uses it for outdoor therapy.

People come from the surrounding area to swap books, meet others outside and enjoy the space. We are a natural entrance to Longford Park so we have many people walking and driving to our street to use the park, who enjoy the garden on their way in and out.

The garden receives compliments and praise daily from people who stop to admire what we have achieved and ask us about it.

In recognition of the above, we have been awarded the It's Your Neighbourhood Award (Level 4 - Thriving) by the Royal Horticultural Society and North West in Bloom for two years running.

The garden is also sponsored by local businesses including Unicorn Cooperative, Tibetan Kitchen and Tree Amigos.

We have also built collaborative relationships with local interest groups (eg Stredford in Bloom and Friends of Langford Park)

Our garden has been visited and endorsed by Kate Green our local MP (and newly appointed deputy mayor for Manchester) – she issued a statement of support in 2019 (see appendix 1).

Asset of Community Value

The Localism Act states that:

'Government alone does not make great places to live, people do. People who look out for their neighbours, who take pride in their street and get involved'

We embody and exemplify this aspiration completely.

On this foundation, we applied to Trafford Council to formally make Ryebank Trafford Community Garden a registered asset of community value in the spirit of the Localism Act.

This was granted by the council in 2021 because it meets the definition of an asset of community value set out in legislation:

*"A building or land is of community value if, in the Council's opinion:
The actual current main use of the building or land furthers the social interests or social wellbeing of the local community and it is realistic to think that there can continue to be a main use which will further the social interests or social well being of the local community (although not necessarily in the same way)."*

This couldn't be clearer about the benefits of our community garden.

We feel that any attempt to pursue a second access road which destroys our community garden, the heart of our community, would be completely at odds with the assertion of yourselves as developers and architect that community is at the heart of what you do. As we stated at our meeting with you - how can you justify ripping the heart out of an established community to create another?

Residents' Driveway

As well as the community garden across the end of the cul-de-sac there is also a driveway owned by number 134a Ryebank Road which widens as it comes down to meet the drop kerb at the end of the highway.

Planning permission for this driveway was granted by Trafford Council in 1985.

You should note that there is not enough space to the side of this driveway for any vehicle access road to the proposed housing development.

Access via Rye Bank Road, Firwood

Our residents association raised funding for the willow ball archway over the existing footpath through our community garden that is used by pedestrians and cyclists. We would welcome improved access for these groups, especially making access easier for wheelchairs, mobility vehicles and prams/buggies.

Vehicle access will need to be from the current single access point in Chorlton, unless additional vehicle access points can be identified elsewhere.

It is public knowledge that this is possible. Andy Teague of Cusiman & Wakefield confirmed in a public meeting at Trafford Town Hall in 2019 that ALL the traffic from the proposed development could access via a single access point on the southern Chorlton side of the site (as supported by MMU's transport consultants).

We're grateful for your commitment to exploring other potential vehicle access points following our meeting and look forward to updates on this in due course. We also expect to hear you have explored all possible traffic measures on the nearby roads on the Chorlton side of the development which would ease any additional traffic pressures on such roads - for example, a formal one-way system or traffic lights on the junction with the development entrance. This is something MCC committed to explore when the last planning application failed.

Lack of Consultation with Trafford Residents & Trafford Metropolitan Borough Council

You are aware that the consultation process starting in 2017 was fundamentally and critically flawed and compromised. Therefore, it should not be relied upon in any way as the basis for the current development framework and your development proposals.

The original public consultation process in 2017 was severely compromised by the fact there was:

- No notification of it to Trafford residents (subject to the next paragraph)
- No publicity targeted at Trafford residents (except for a few letters to seemingly random Firwood addresses).
- No notification to Trafford Metropolitan Borough Council ("Trafford MBC").
- No notification to Trafford local councillors.

This lack of notification and publicity to stakeholders on the Trafford side is in stark contrast to the levels of notification, publicity, engagement and consultation with Chorlton residents. A summary of this is included in appendix 2.

Additionally, following on from the original public consultation, Chorlton councillors also held meetings with Chorlton residents and housing groups and made public statements on their behalf, including regarding traffic. Public statements were made by them in the press and on the Chorlton Labour Voice website. Chorlton councillor, John Hacking, was also given the opportunity to make a statement at the MCC Executive meeting on 25 July 2018 to represent the voice of the Chorlton residents to Manchester City Council.

There was no further consultation or engagement in any way with Trafford residents or Trafford MBC following the public consultation in 2017. The report to the MCC executive committee dated 25 July 2018 (approved by the executive) includes the following with regard to the proposed traffic access via Trafford:

"These proposals will require further discussion with Trafford Metropolitan Borough Council as the access onto that part of Ryebank Road was a concern raised in their response to the Framework"

In a public meeting with MMU in 2019, we expressed our surprise and disappointment that this recommendation had not been actioned in just short of a year. This was despite repeated requests from representatives at Trafford Council, which were ignored.

We expressed to MMU our deep concern that, without any of this recommended consultation, the June 19 development framework was finalised by MMU and approved by MCC.

Flawed Evolution of the Development Framework

Andy Teague of Gurnman & Wakefield also confirmed that the sole reason for MMU choosing to propose traffic access via from the Trafford side in the latest development framework is the nature of the responses received to the original public consultation in 2017.

Given that 81% of all responses to that public consultation were from Chorlton residents this was undoubtedly a flawed basis for any development proposal, (percentage calculated from the official breakdown of responses document - see https://www.manchester.gov.uk/downloads/download/6948/outcomes_of_council_tax_support_consultation_2017)

Andy Teague confirmed that, having had MMU transport consultants review traffic and highways issues relating to the site, there were no technical reasons why all of the traffic could not access this Chorlton development from the Chorlton side. Critically, therefore, there are no grounds for any planning objections, or planning authority ruling, based on traffic and highways issues on the Chorlton side.

Notably, this supports the view of the Planning Inspectorate at the appeal stage of the MMU planning application in 1997. In his determination, he reported the

following (based on a figure of 98 homes on the proposed development, and sole vehicle access on the Chorlton side)

"...the effect of the development proposals could be accommodated on the adjacent highway network without any need for off site highway improvements, a conclusion the Council and I have seen no reason to dispute." (Paragraph 31)

"The appellants' assessment is that the maximum development figure of 98 dwellings would give a total of 87 peak hour trips to and from the site. About 1/3 of these movements would be eastward along Longford Road. To my mind, this increase would not be significant in the context of the level of traffic that presently uses this section of road. It has to be seen also in the context of the additional traffic calming measures proposed by the appellants, as part of the signed 100 Planning Obligation and intended to augment the Council's scheme. Together they should result in a greater reduction in the volume of through traffic using Longford Road and, indeed Ryebank Road. Even with the proposed development, it is reasonable to expect that there would be a net reduction in the number of vehicles on the roads in question and in their speeds." (Paragraph 33)

The proposal for an access road on the Trafford side was a choice made by MMU, rather than being based on any technical reports or recommendations. It has also been stated as a 'red line' by MCC Councillors who fear a backlash from Chorlton voters.

Our Joint Position with Trafford MBC

Following the publication of the revised development framework, we lobbied Trafford MBC and have gained the full support from the senior leaders. This is confirmed in its very clear public statement issued on 23 July 2019, which was signed off by the leader of Trafford MBG, Andrew Western.

Anne Duffield, local Trafford councillor, also made very clear the position of Trafford councillors at the public meeting in 2019 and called on MMU to scrap the latest development framework immediately the morning after that meeting. We are united with our councillors in the view that this is a Chorlton development, for the benefit of Chorlton residents, and all vehicle access should be from the Chorlton side.

Please see in appendix 3 a letter from Anne Duffield to MMU in September 2019 which clearly sets out the Trafford councillors position as well as questioning the political influences underlying the proposed traffic access via Trafford.

We are in constant dialogue with senior members of Trafford Council and their legal team. They have confirmed unequivocally that they will oppose any proposals for vehicle access via Ryebank Road in Firwood. This includes withholding all consents that might be sought via the Highways Act.

Our Campaign

As you can see, we have been campaigning for the end of any proposals to provide vehicle access via our cul-de-sac.

We have taken our own advice from a planning consultant, lawyers and Trafford Council. We are fully aware neither MMU nor you as developers own any rights to the land on which our community garden sits. We also have extremely robust advice on how we can resist any attempts to force access and we will fight any attempts with all the resources we have.

Our hope is that this won't be necessary and you stand by your publicly stated values around the importance of community. You have the opportunity to protect our community and to incorporate our unique community asset to enhance the proposed development. We hope you make the most of this opportunity rather than putting profit before people.

We also hope you resist the influences of those at MMU and Manchester City Council who appear to have a total disregard for the residents of Trafford.

Finally, we would like to stand by our commitment to inviting you to visit our community garden. Please let us know your availability and we can arrange this with you all in the near future.

Yours sincerely

Jan Marsden
Chair, Trafford Ryebank Residents Association

(see appendices X & Y)

Appendix 1 - MP Statement of Support

Our garden has been visited and endorsed by Kate Green our local MP (and newly appointed deputy mayor for Manchester) – she issued this statement of support in 2019 (see appendix 1).

"As the elected Labour MP for Stretford and Urmston I pledge my support to local people campaigning to protect and enhance their communities in my constituency. It's impressive to see communities such as the one in my constituency on Rye Bank Rd, Trafford developing a beautiful community garden in their street, supported by the local council, and clearly linked to some of the wonderful green spaces we have in Trafford such as Longford Park Conservation Area.

Fighting climate change and preserving our planet on a global basis is reflected on a much smaller scale by communities such as these coming together and making their environment greener, safer and a healthier place for everyone to live.

I fully support my constituents in striving to make positive changes to their locality and improving their health and wellbeing. I am delighted to see that residents on Rye Bank Rd have come together and taken such positive action in this way. Having visited the garden today and enjoyed the Christmas street party, I am absolutely clear that nothing should interfere with or threaten this important community initiative."

Appendix 2 - Publicity to Chorlton Residents

This lack of notification and publicity to stakeholders on the Trafford side is in stark contrast to the levels of notification, publicity, engagement and consultation with Chorlton residents. A summary of this is included in appendix 2.

- Local Chorlton magazine, "Open Up Chorlton," delivered to 8000 homes in Chorlton - in both August and October 2017
- Manchester City Council ("MCC") press statement
- Information on MCC website and the link to it was shared with Chorlton community contacts, the Chorlton twitter account (1800 followers), and retweeted by colleagues and Chorlton councillors.
- Letters were sent to Chorlton residents living close to Ryebank Fields
- Flyers were distributed at Chorlton tram stop
- Flyers were distributed to four primary schools who sent them to parents via pupil post
- Approx 1000 flyers distributed to local shops, pubs and businesses in Chorlton for distribution to their customers
- Information was put on permanent display in Chorlton library
- Information was provided in at the Barlow Moor Community Centre in Chorlton Park ward

Appendix 3 - Anne Duffield Letter to MMU

Cllr Anne Duffield, Cllr David Jarman, Cllr Judith Lloyd
Longford Ward Cllrs
Trafford Town Hall
Talbot Rd
Stretford
M32 0TH

12th September 2019

Dear Michael,

Thank you for the letter to the Ryebank Road Residents Association that you copied to us. We have now had time to digest its contents and would like to respond to you.

In regard to the initial consultation, letters were sent to our residents in October 2017 only after we as local cllrs had alerted Firwood residents to the consultation. A couple of them attended one of the sessions and asked to be included. We are in no doubt that our residents were an afterthought for MMU and MCC. I fail to see how you can think otherwise.

We fail to also see how your preferred solution for access to the site is a dual one when you rightly say that there was "strong opposition" from Trafford residents to vehicle access to the north. How you go from this statement to a position of Trafford taking up to two thirds of the traffic is puzzling to us.

We also remain of the belief that this decision was arrived at to placate the residents of Chorlton and not because this would have been a preferred solution for the site.

Please can you outline for us how we can have faith in this next consultation phase when the "strong opposition" has been ignored in this initial consultation?

As we have stated, our residents have not been at the centre of the consultation. No consultation events took place in Trafford and at no point have cllrs been invited to meet with your consultants as those representing residents in Chorlton have. We are led to believe that cllrs in Chorlton had input into the Development Framework and that they assisted in the sign off of the document. If this was an equitable and fair process then can we ask why we were not invited to do the same?

You also completely fail to acknowledge that the Trafford side of Ryebank Road is a cul-de-sac and therefore you are attempting to fundamentally change the nature of the street. While you list traffic flows, any extra traffic at any type of day will change the street. You fail to discuss refuse lorries, utility and delivery vehicles, visitors and others. While this not be seen as much to you in your study this is very meaningful for the residents of a quiet cul-de-sac. It isn't all about numbers.

This is not the same as on the Manchester side and as C&W have clearly stated there is no technical reason why Manchester cannot take all the traffic and your letter is missing any other explanation as to why the traffic should flow into Trafford. The only reason this is your preferred option is not to

further cause upset and unrest for Charlton residents. Not wanting to upset those residents is no reason to cause the stress and upset in Trafford that you are doing.

While you also say that your preferred development could explore a variety of options, by placing a very clear option in front of a developer with no alternative you are giving a very clear steer and a starting point for their thinking that has "strong opposition" from our residents. We ask that you include a very strong narrative within your invitation to developers that firmly explains that an option for all the traffic to enter to the south would be acceptable to you so they know that this is not ruled out before they begin the process begins.

We also feel that you are very careful in your language in terms of the difference between traffic and number of houses. We are not in favour of any traffic being brought through a northern access point.

Our view remains that if you are building affordable housing for the residents of Manchester they should have, and will expect, access to the roads to the south of the development. This is where their Council Tax will be paid and is how they should access their services.

In conclusion, our expectation is that our residents are now fully embedded within any future consultation process and we would expect this to take place well before any planning application is submitted and not only as part of that formal planning process. Please can you confirm that this is the case and that the democratically elected representatives on both sides of Ryebank Fields are treated in the same positive way over the coming months?

Thank you for taking the time to read this letter and we look forward to hearing from you,

Kind Regards

Cllrs Duffield, Jarman and Lloyd.

Longford Ward Cllrs

Trafford MBC

APPENDIX 2 (10-02-23)

i. As a resident of Trafford, bordering the Northern aspect of Ryebank Fields I am deeply concerned by the Design, Height, Close proximity and Quantity of the 3-Storey, terraced houses and gardens bordering our property.

a. Design.

i. The 3-Storey terraced design, with mansard style roof, proposes an over oppressive mass of uninterrupted building presence, in complete opposition to the existing bordering house design.

ii. The continuous ridge, spanning four properties, with gable ended roof design, will significantly reduce our existing light levels to our South elevation and garden, which is completely unacceptable.

iii. No indication of a proposed North elevation has been noted in any of your proposal presentations. However, even without access to these designs, it is apparent that any proposed window design to a 3-Storey house would introduce a significant amount of overlooking to our property, to which currently there is none.

b. Height.

i. No indication of ridge height has been noted in any of your proposal presentations.

ii. During conversation at your Consultation on 28/01/23, Roxanne Kanda, (of SPius Architects), when specifically asked, could also not confirm the ridge height of these houses, albeit, did suggest that the flat roof design allowed for a third storey without the height gain over the traditionally rooted bordering houses. Also suggesting that the roof design was akin to a traditional roof with a modern dormer.

iii. However, I have to dispute these comments, principally in the fact that the ridge heights of all the existing bordering houses are so low, and of a traditional hipped design, that it is not actually possible to introduce a dormer and third storey without changing the roof design to a gable ended roof and significantly lowering the existing ceiling heights.

iv. Furthermore, the roof mass of a traditional hipped roof design of all the existing bordering houses has a significantly lower visual and light reducing impact than your proposed houses.

c. Close proximity.

i. The proposed location of all the housing to the North East is far too close to the border.

ii. The current orientation leads to a diminishing woodland boundary, which removes most of the existing trees. This is unacceptable.

iii. Your primary proposal presentation depicts a wealth of mature trees and vegetation along this border, to which the essential retention of which was echoed by Jonathon Miley (of Exterior Architecture), during your Consultation on 28/01/23, who also expressed that tree root migration reports

of the existing trees will ultimately determine how close foundations could be dug, which may in fact be further from the border than currently proposed.

iv. In stark contrast to the above, your presentation titled, *Recognising A Unique Heritage*, depicts the tip of the North East border as being a mere 2m wide area of shrubland, completely obliterating the many hundreds of Aspen and other tree species currently in this location. This is not acceptable.

v. Not only is tree root damage a major concern, by proposing houses too close to the border, this would also lead to any future residents applying to reduce the height of the trees, or indeed applying to remove them, to get more light to the rear of their property. This potentiality should be avoided at all costs, by rectifying the houses further from the border, whilst designating the woodland border as a Tree Protection Zone.

d. Quantity.

i. The quantity of 120 houses to the entire development is too great, but particularly so to the North East border with Trafford.

ii. In reducing the housing quantity, this would allow a house design more akin to the neighbouring semi-detached houses in Trafford, that would allow a greater amount of light to pass between the houses and a far lower visual impact on the neighbouring properties.

e. Gardens.

i. No indication of the garden border to the proposed houses has been noted in any of your proposal presentations.

ii. We would insist these garden borders must be fenced, with the bordering woodland beyond remaining protected and under council stewardship.

iii. Suggest a protected, bordering Woodland Trail

f. As explained above, all existing bordering trees must remain in place, this is vital to the existing biodiversity, established over the last three decades, that will not survive if the existing trees are removed and replaced with saplings. The existing trees, mature or otherwise, must be retained for the sake of the established biodiverse environment that is currently thriving in a city with the worst levels of Green Space in Europe.

g. The orientation of proposed housing to the North East border with Trafford should be aligned to the border of Ryebank Fields, with a minimum, if not greater, consistent woodland border depth, as depicted from the North East border acute corner on your presentation titled, *Recognising A Unique Heritage*. If a similar degree of Woodland border were to continue around the Ryebank Fields border, this would allow for a Woodland Trail, akin to the Trail that currently exists in the fields and which is widely used by many local residents.

h. As noted above, to protect this Woodland, and any Trail, from potential future depletion, the bordering woodland must be deemed a Tree Protection Zone, under council stewardship for perpetual use by the local community.

i. Car Club Car Park:

j. In place of an existing woodland, the proposal has introduced a car park. This is unacceptable and must be rectified. We see no justifiable reason, nor any precedent for a car park to be located next to our property.

k. In-depth design consultation request for bordering Trafford residents:

l. It was requested and agreed by Roxanne Kanda, Jonathon Miley and Callum Wainsley (of Lexington), that a more in-depth consultation process for local residents bordering Ryebank Fields would be introduced close to the second round of consultation.

m. It was advised that many bordering residents have major concerns regarding many important issues, in addition to that of design:

i. Housing design and location.

ii. Removal of contaminated land, including exposure to dangerous gas pockets and harmful substances such as asbestos.

iii. Exposure to excessive levels of noise pollution and increased stress, as a direct consequence of the land not being fit to build on, and subsequently requiring the removal of many, many tons of earth and dangerous matter.

iv. Flooding: The water table level is already high, in fact our own garden is regularly waterlogged. The increase in concrete foundations and loss of many tree roots can only lead to greater amounts of localised flooding.

v. Increased traffic to Trafford residents, as a direct result of a Manchester borough development proposing to exit over 75% of its traffic onto a peaceful Cul-de-sac in Trafford.

vi. Loss of a Community Garden and local hub, which has been completely disregarded, and obliterated, on all current proposal literature.

vii. Loss of established wildlife habitat, that brings much joy and wellness to the local community.

viii. Opportunity for re-design:

n. During conversation at your Consultation on 28/01/23, Roxanne Kanda, (of 5Plus Architects), confirmed that, at this stage, the currently proposed design is *very fluid* and open to change, specifically stating that the current design was inherited from two years previous, before their own involvement.

o. Ms Kanda also stated that, as the current proposal is from an earlier timeline, certain new reports and studies will be required before a planning application can be sought, which may in fact dictate a change in the design proposal.

p. Furthermore, Ms Kanda also acknowledged that at the time of the previous design proposal, to which they have inherited, the Community Garden, located in Trafford, at the North East border of Ryebank Fields, was not listed as an *asset of community value*. However, as this is now the case, this may also dictate further change to the current design proposal.

Friends of Longford Park

RESPONSE FROM FRIENDS OF LONGFORD PARK

Comments about the design

Nico Ditch

It is clear much more needs to be done to refine the designs, and a particular case in point is the Nico Ditch, which Friends of Longford Park (FOLP) have a particular interest in as this feature continues into Longford Park. Though there are text references to the feature, the graphics completely fail to show its route or how it is to be protected. Nobody at the Saturday consultation could provide a definitive opinion on the route it followed.

Moreover, if no vehicle access is to be allowed through the community centre to protect the Nico Ditch, how does the proposal of emergency access work?

General comments about the proposal

The FOLP oppose the proposals to build any houses on Ryebank Fields, for the following reasons.

Impact on biodiversity

It involves the building over of a large part of a very special rewilded area. How can this be "sensitive to the local environment"? The plans are completely at odds with Manchester's Biodiversity Strategy 2022-2030, which Manchester Council adopted last year (and to which the site owner, MMU, were a supporting partner). As this says, "It's no longer good enough to just think about slowing down the loss of the natural world and protect what little is left. We need to halt and reverse these declines."

The plans would erase a natural environment – particularly valued because it is not a manicured space like the adjacent Longford Park, and which is lacking in biodiversity – and substitute it with a sanitised environment dominated to a large extent by houses and cars.

Boundary with Longford Park

The plans mislead in suggesting a third of the land would be retained along the border with Longford Park – and the graphic of the view from Longford Park is particularly misleading as it fails to show the actual straight boundary as represented in the model on display. The main line of trees on the boundary, and many of those on the northern half of the boundary, are part of Longford Park, so cannot be considered part of the scheme, still less be 'handed back as a community asset.' This is a bio-diverse corridor straddling Ryebank Fields and Longford Park. The images and text in the consultation documentation suggest minimal impact to the trees and vegetation. A lot more detail is required to convince FOLP this would be the case should the building works go ahead. A major concern is how the 'community space' area is going to be managed and funded in the future. On the Manchester side of the boundary who will retain ownership of the communal land, the site developer, residents, a community trust? Residential development close to

wild spaces typically leads to pressure on habitat and vegetation with demands from residents for a heavily managed landscape. What effective safeguards are going to be incorporated in the scheme to ensure this valuable bio-diverse corridor survives in the future? While on trees, we should add that we also particularly object to the proposed destruction of the aspen grove, which is believed to be unique in the Manchester area. It goes without saying that particular attention needs to be paid to protecting the trees on the western boundary.

New path into Longford Park

It is not just the building over of rewilded land that is of concern but the impact on the remaining areas. We are particularly concerned that the proposed new (wide) path into Longford Park, for foot and cycle traffic, will split apart a vibrant wildlife corridor that runs along that boundary. As currently there are long established and well used access points into the park on Ryebank Rd (Chorlton) and Ryebank Rd (Firswood), we don't see any need for an additional formalised entry.

Flooding

Given Manchester's declaration of a climate emergency and the increased intensity of rainfall, the proposals build over a large area which currently helps to absorb excess rainfall. Given that flooding is already a problem with many surrounding properties, and that Longford Park has major drainage problems, the proposals threaten to exacerbate these problems.

Need for housing

We also object to the principle of housing on this site as it conflicts with the presumption that brownfield space should be used for housing, and MCC identify the area as greenfield space. Moreover, MCC's own (2022) 5 year assessment of housing land supply confirmed it had a 32% buffer, when only 5% is required.

Traffic

The scheme is going to greatly exacerbate traffic problems in the area, given that it is completely unrealistic to suggest that 111 parking spaces are sufficient, given 120 homes are planned, especially given the number of families likely to be involved. The graphics with only one car in view completely misrepresent the reality, There will be resident cars parked on all the approach roads (in the complex and on surrounding roads). What measures are to be in place to prevent irresponsible drivers, parking on the access roads, grass verges and foot/cycle paths? The narrow roads to the south of the site are already a real bottleneck, and these plans will make this much worse. While the plans seek to address this issue by opening up a northern access point, FOLP have consistently supported the position of RRRA (and Trafford Council) in opposing this.

Adrian Fisher, Director of Growth and Regulatory Services (Trafford Council)



has been provided on sustainable transport and how the development would link to and help to deliver the objectives of the various active travel schemes being delivered in Old Trafford, Stretford and Chorlton as part of the wider GM Bee Network. There are also concerns that overspill parking from the development could impact on Trafford roads, whilst the traffic management impacts of holding large events, including performances, at the proposed community hub are unclear. In addition, clarification will be needed over land ownership at the northern end of the site in relation to the land located between the end of the carriageway along Rye Bank Rd (where the adopted highway ends) and the Trafford / Manchester City border.

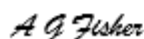
There are concerns over the impact of the proposed plans on the setting of the Longford Park Conservation Area and the Nico Ditch, the latter has been identified as a Non-Designated Heritage Asset. Little consideration has been given to the impacts of the development on these Heritage Assets. In particular, there are concerns about the impacts of new roads, hard landscaping, access points and structures at the interface with the Longford Park boundary and the existing belt of mature trees forming the western boundary of Rye Bank Fields. There is further concern regarding the amount of new development proposed, including its density, height and massing and the potential for this to impact on key views within and outside the Conservation Area. At present the sense of open space beyond the Conservation Area boundary enhances its setting and this will be seriously eroded.

There are also considerable concerns over the impact of the proposed development on the local landscape character of the northern part of the site. Longford Park is wholly within Trafford and managed by Trafford Council and while the Ryebank Fields plan identifies increasing the permeability between the proposed development site and the Park, there appears to be no reference for the future management and maintenance of the boundary between the park and the site or how this integrates with the landscape masterplan for Longford Park as part of its National Lottery Heritage Fund project and bid. The land ownership boundaries will need to be established, as will any impacts on mature trees on the Longford Park boundary and any implications for the proposed de-culverting of Longford Brook through the park.

The development would also result in a significant loss of green infrastructure which is used by residents of both Trafford and Manchester. There is also no acknowledgement of the greater demand for the use of the open space at Longford Park and its facilities, or any mitigation proposed. The number of new homes to be provided is also likely to impact on health and education infrastructure in the Trafford Local Authority area and consideration has not been given to this.

I hope you will take account of these comments as proposals for the fields are progressed; should you wish to discuss any of the issues outlined, please do not hesitate to get in touch.

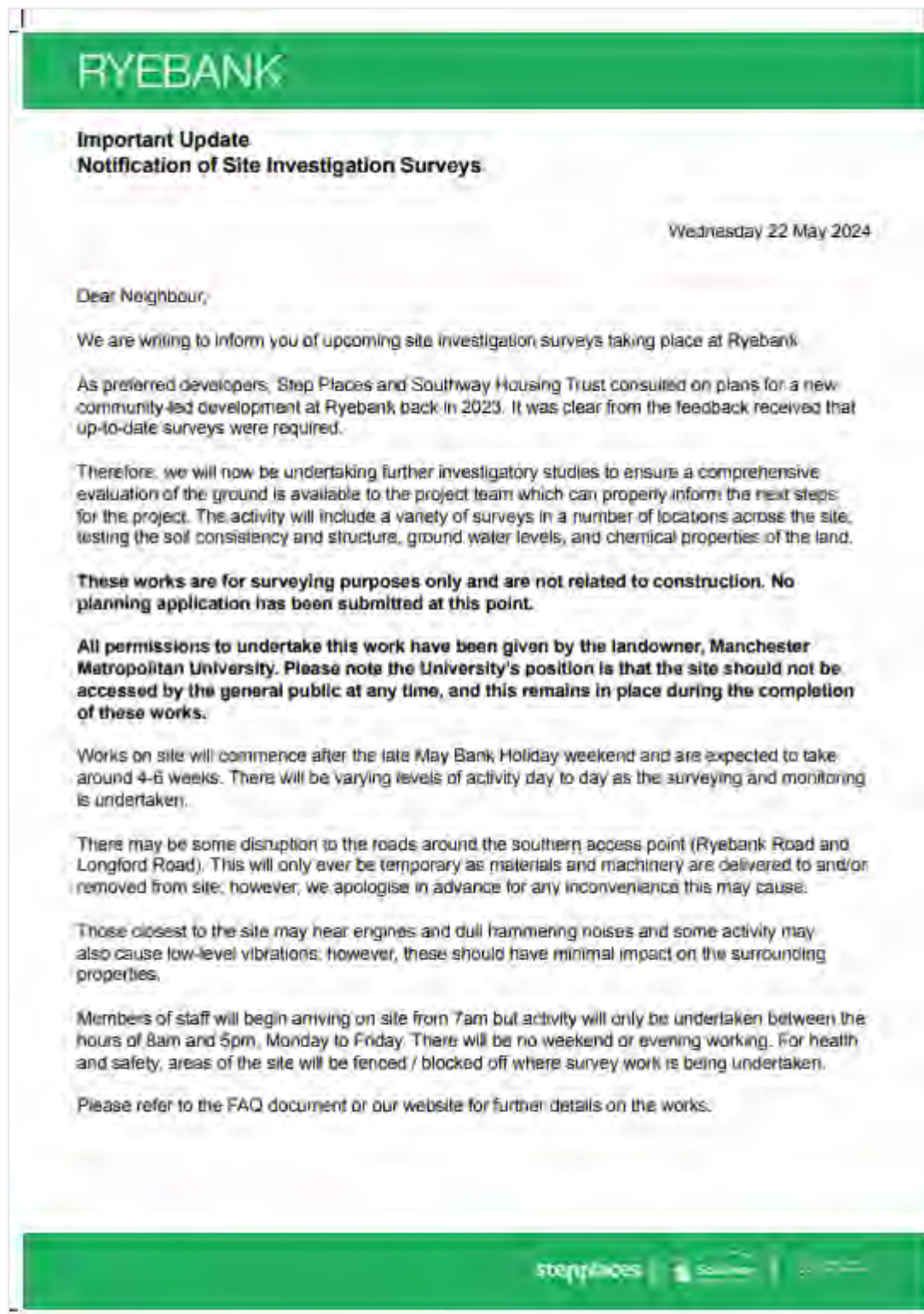
Yours sincerely



Adrian Fisher
Director of Growth and Regulatory Services

Appendix J – Site Investigations: letter, FAQs and distribution area

Letter to residents



RYEBANK

Staying up to date

If you have any questions about the surveys, please contact the team:

- Call – **0333 358 0502** (Monday - Friday, 9am - 5.30pm)
- Email – **ryebankchorlton@havingyoursay.co.uk**

Regular communications will be issued on our website and via e-bulletin, so we advise that you visit:

www.ryebankchorlton.com

or scan the QR code below to find more information and register for updates.



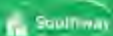
Yours faithfully,

Harinder Dhaliwal Managing Director Step Places	Jonathan Turner Associate Director Southway Housing Trust
--	--

stepplaces |  | 

FAQ Document

RYEBANK

stepplaces | 

What works are planned?

We are carrying out further site investigations to build on the surveys completed in 2019 and to provide more detailed analysis of site conditions. This is in part a response to feedback received from the community that the previous surveys are not sufficiently up to date, as well as collecting the data needed to progress plans for the site.

When will the works start?

The works on site will commence after the late May bank holiday weekend and will take around 4 - 6 weeks. We will inform the local community if there are any changes to the programme which may affect how long the works take.

How can the community stay up to date?

All updates on activity will be shared on the website: www.ryebankchorton.com and via regular e-bulletins. We recommend that those interested register for updates.

Have you got permission to do these works?

The only permission required to undertake these works is access from the landowner, Manchester Metropolitan University, which has been granted. Manchester City Council Environmental Health Officer (EHO) and Planning officers have also been informed as a courtesy.

Why are you doing this now?

A significant amount of work has been undertaken to revise the scheme design. Further survey works are now being completed to validate our new layout and better inform our next steps.

Who is undertaking the works?

These works will be undertaken by environmental consultancy ESP and have been instructed by the preferred developers, Step Places and Southway Housing Trust.

Will Ryebank be fenced off during the works?

Manchester Metropolitan University's position remains that the site should not be accessed by the general public at any time. During the works, small areas of the site will be fenced off where surveys and/or monitoring is being undertaken.

How will the vehicles access the site?

All vehicles and machinery will access the site via the Ryebank Road / Longford Road entry point to the south of the site. No parking suspensions will be needed for the vehicles to access the site but there may be periods of minor, short-term disruption as materials get delivered. Consideration is sought from local residents that the gate is not blocked during the works. Regular inspections will be undertaken and any vehicles that do block the gate will be asked to move.

Where will staff park their vehicles?

The staff parking, welfare portacabin, changing space and a break room will be located on the area of asphalt hardstanding to the south of the site.

Will there be staff on the site for entire period?

Approximately ten contractors will be on site at its maximum each weekday between 7am and 6pm. As works progress the number of personnel on site will decrease.

Will there be vehicles on site for the duration of the works?

Most vehicles and machinery will be removed each evening once the works have finished for the day. However, some of the larger machines may need to remain overnight but will be fenced off.

How will the survey areas be protected?

For health and safety reasons, each of the working areas will be fenced with either Heras fencing, chapter 6 orange fencing, or cones and warning tape. Any moving machinery / vehicles on site will be accompanied by a member of the project team trained in directing large objects.

Will any of the works be noisy? Will there be any vibrations?

The drilling and excavation works will have noise associated with them albeit very minimal. All works will be completed between 8.00am and 5.00pm. The drilling machines comprise an engine and an excavator. There will be noise from the running of an engine and a regular hammering sound. The works will cause minimal vibrations, and, as most of the survey work will take place away from the closest buildings, there will be minimal impact on surrounding properties.

Will the site investigations require the removal of any trees or hedgerows?

We have completed further ecological surveys of the site, which have informed our site investigation works. The most sensitive ecological areas of the site will not be impacted by the surveys. It should be noted that some minor shrubbery and small bushes may need to be cleared to allow access to the site and for the surveys to be completed, but this will be agreed with an ecologist.

Will the works impact the land / ground in any way?

The works require drilling, and some sections of the site will be disturbed. However, Step Places and Southway Housing Trust will ensure that the disturbed areas are reinstated after the works are completed, in the neatest way possible.

How will neighbouring properties be protected from contaminated materials getting in the air? Or being left on the land?

The contractors on site are specialists and are prepared to deal with contaminated materials and will be taking all steps to ensure the safety of the workers on site. Any contaminated materials brought to the surface will be placed in a specialist skip, removed from the site and disposed of properly and safely.

It is unlikely that any materials will become airborne. If there is dust, dampening down will be completed using a jet wash or equivalent to minimise the risk of travel. We will also be undertaking ongoing air monitoring during the works to ensure no risk to neighbouring properties.

Following the conclusion of the works, Manchester Metropolitan University's risk management company will carry out a thorough survey of the site to comb for any surface level materials, and if anything is found, they will remove and dispose of it safely in line with relevant legislation, as they do on a regular basis currently.

How will the Nico Ditch be protected?

Track mats will be placed across the Nico Ditch to prevent damage from vehicles that may need to cross.

Will the site be returned to as it was before the works took place?

The site will be returned as close as possible to how it was prior to works taking place. Completed trial pits will be backfilled as neatly as possible and monitoring wells will be in place for approximately three weeks after the main works have been completed, before being removed. The equipment will be within locked monitoring well covers to ensure no damage.

Site Investigations Distribution Area



Website at launch

44

RYEBANK

UPDATE ON SITE INVESTIGATIONS

UPDATE

The site investigation survey works are now complete.

Manchester Metropolitan University's environmental management company and grounds teams will be visiting the site intermittently over these weeks as part of their regular checks. A full sweep of the site will be conducted once the monitoring is complete.

Please note that as landowners, the University's position is that the site should not be accessed by the general public at any time.

If you have any questions you can contact the project team by phone or email via the contact details at the bottom of the page.

DOCUMENT LIBRARY

All documents and e-bulletins issued will be available here:

- FAQs Document
- Letter - 22nd May 2024
- Confirmation from the Council on Works
- Health and Safety Information

THE SURVEYS

An initial round of consultation was held in early 2023 and we want to thank everyone that participated. More than a thousand pieces of feedback were received and since then, the project team has been reviewing the comments and exploring how we can take these into consideration as we progress.

One of the key takeaways was a need to address concerns about the age and extent of the surveys that were being used to inform our plans which is why further works had to be undertaken.

The invasive stage of the site investigations works were completed between Monday 1 July and Friday 26 July 2024.

The surveys conducted included:

- Window Sampling:** this assesses the soil properties in various layers and it is undertaken by driving small diameter steel tubes into the soil.
- Cable Percussive:** this allows material, groundwater and ground gas sampling by drilling small boreholes into the ground.
- Dynamic Cone Penetrometer (DCPs):** this assesses the strength and characteristics of the soil and is undertaken by dropping a weight onto a steel rod and measuring the resistance at various depths – usually up to 6m deep.
- Trial Pits:** this is a small pit dug by an excavator which allows detailed information on the subsurface conditions to be established, looking at soil and rock types, depth to groundwater and presence of contaminants.

Most of the materials and equipment has been removed from site. However, there is ongoing monitoring occurring over the next few weeks so members of the public may see individuals attending the site take readings at the monitoring wells.

Whilst there were a few isolated incidents which have been reported to the relevant authorities, overall we appreciate the community's patience whilst the works were underway.

Please note that as landowners of Ryebank, the University's position is that the site should not be accessed by the general public at any time, and this remains in place following the completion of these works.

Further information about the works can be found in the FAQs in the document library.

WHAT HAPPENS NEXT

Now the monitoring has concluded, the environmental consultancy leading the works are analysing the results. The outcomes will help inform our designs and remediation strategies.

We are committed to engaging the community with our revised designs and look forward to consulting on our plans again later this year. You can stay up to date with progress by registering for updates below.

Name

Postcode

Email

Keep me Updated
☐ Tick this box to receive updates from the project team

We will collect personal data, see the General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of the jurisdiction of your website where to make a GDPR request, please contact us on 0161 711 6299. You can view our privacy policy [here](#).

Send

If you would like to get in touch with the project team to ask any questions, you can

Phone us on: 0333 358 0502 (Monday - Friday, 9am - 5.30pm)

@ Email us at ryebankchorlton@havingyoursay.co.uk

✉ Write to us at: Freepost Shape Tomorrow

Appendix L – Consultation Stage 2: Brochure



Next Consultation on Ryebank

Step Places and Southway Housing Trust are pleased to have the opportunity to share updated plans for much needed new homes in South Manchester.

Last year, we consulted the community on the proposals to create a vibrant, inclusive and high-quality neighbourhood. Thank you to everyone who took part in that consultation and provided feedback.

These responses have been read, carefully considered and have helped prepare a revised scheme that we are now ready to share with the community.

There has been a significant evolution of the design, so the scheme is more in line with feedback received. We are delivering new homes that reflect the needs of the community.

Our plans for Ryebank would see the creation of a multigenerational and family-friendly community that improves green spaces and makes them accessible to all:

- 120 high quality new homes delivered as mixture of affordable, co-housing, private sale, and designated for independent young adults with autism
- 35% of homes will be affordable, age-friendly homes to help over 55s to live independently
- Working with local co-housing group, MICO, to create an intentional co-housing community
- Retaining, enhancing, and improving existing natural parkland and existing routes through the site including a large retention of the Aspen Grove and the pathways within it
- Creating new community opportunities for wellbeing, education and play



Please take the time to review the contents and provide us with any feedback. All feedback needs to be received by 23.59 on Friday 1st November 2024.

RYEBANK

stepplaces

Southway

Evolution of Proposals

The first round of public consultation was undertaken in 2023, which focused on sharing the initial vision for the site and gathering public sentiment towards the scheme. Over the two-week period, more than 1,100 pieces of feedback were received.

This provided the project team with plenty of detailed insight, with the public sharing their history of the site, thoughts on the proposals and opinion on the development.

The key and varied themes that emerged were:

- Impact of the development on the environment
- General opposition & support for the development
- Impact of the development on local traffic & parking requirements
- Potential health risks from disturbing the land
- Perceived lack of need for houses in the area
- Impact of the development on local services
- Both opposition & support for northern access point

Key stats:

- 14 days of consultation
- 5,463 website visits
- Two public exhibitions
- 7,500 leaflets delivered
- 13,000 people reached via social media
- Over 1,100 responses

Scan the QR code to read the consultation report on the website



How we have listened

You said: "The surveys you have undertaken are out of date"

We did: New surveys have been completed this year to provide the most up-to-date technical information to help shape the proposals. The reports will be available to view when the planning application is submitted.

One of the main concerns throughout the engagement programme and public consultation was that the technical assessments and reports were out of date.

These were initially carried out during October / November 2019 and the resulting reports were finalised between March and June 2020. As such, the team has now undertaken new surveys, and these have fed into the evolution of the proposals.

The surveys focused on the following areas:

- Ecology
- Plants and Wildlife
- Trees
- Transport and Parking
- Utilities
- Site Investigations



RYEBANK

stepplaces

Southway

Vision for Ryebank

Over 79% of respondents to our first consultation agreed a new housing development must enhance the surrounding environment and community wherever possible. This reshaped, sustainable design for Ryebank incorporates changes reflective of this constructive feedback.

By creating more spaces for social interaction and encouraging the growth of a multi-generational community outdoors, the vision for Ryebank has been designed to celebrate the natural environment whilst also improving the quality of life for residents and the wider community.

Green open space will be plentiful across the site, stitching together existing community spaces and projects into the new plans to create a collaborative community where existing and future residents can come together. Features of the revised plans include:

- New Community Orchard
- Relocated Rye Bank Road Community Garden
- Retention of the majority of the Aspen Grove
- Retention of the community woodland

Whilst the Nico Ditch is not a listed heritage asset, we want to recognise its pathway through the site by creating a central feature where people can stop and learn more about its history.

This feature will include a new wetland area to help with on site drainage as well as creating valuable new habitats for wildlife to thrive.



How we have listened

You said "Why can't we keep Ryebank as it is?"

Response:

Manchester City Council approved the Development Framework for Ryebank in 2019, designating the site for the delivery of new homes.

From surveys completed we know the land contains potentially hazardous materials and the site can only realistically be remediated through the works required from a development. The associated ongoing maintenance costs and safety concerns are making managing the land unsustainable.

With potentially hazardous material continually being brought to the surface, no development would mean the site would have to be permanently sealed off from any public use. These proposals allow the site to be remediated properly in line with all health and safety requirements, meaning Ryebank can continue to be enjoyed safely by all.

RYEBANK

stepplaces

Southway

The Natural Landscape

Retain | Enhance | Create

Our approach to the natural landscape has been informed by up to date ecological surveys completed across the site. The key consideration in re-shaping the plans is to retain as much high quality existing trees and vegetation as possible. The landscape on the western boundary will remain as is, ensuring the connection with Longford Park is respected and the high value ecological habitat is retained.

1. Retain existing Natural Parkland and Ecological Space
2. Green Entrance Space
3. Community Open Space + Longford Community Garden
4. Community Orchard
5. Cycling and Running Track
6. Ecological Pond / Nico Ditch
7. Natural Play
8. Community Open Space + Rye Bank Road Community Garden
9. Adoptable Streets (Street Trees and Rain Gardens)
10. Green Streets - Unadopted
11. Residents' Green Space
12. Pedestrian connection to Longford Road
13. Private Communal Courtyard
14. Age Friendly Private Amenity Space

The masterplan not only retains and enhances, it also explores and creates a new and unique landscape – through interactive cycle and foot ways, community gardens, orchards, and open green space.

How we have listened

You said: "The Aspen Grove should be recognised in the plans."

We did: The revised plans will retain the majority of the Aspen Grove and the pathways within it.

To the North, the majority of the Aspen Grove will be retained, enhanced and managed. Established vegetation around the eastern and southern boundaries will also retain the mature character to the site and provide screening to the adjoining housing. Low interventions will be sought to enhance the landscape where possible whilst ensuring habitats are not lost.



RYEBANK

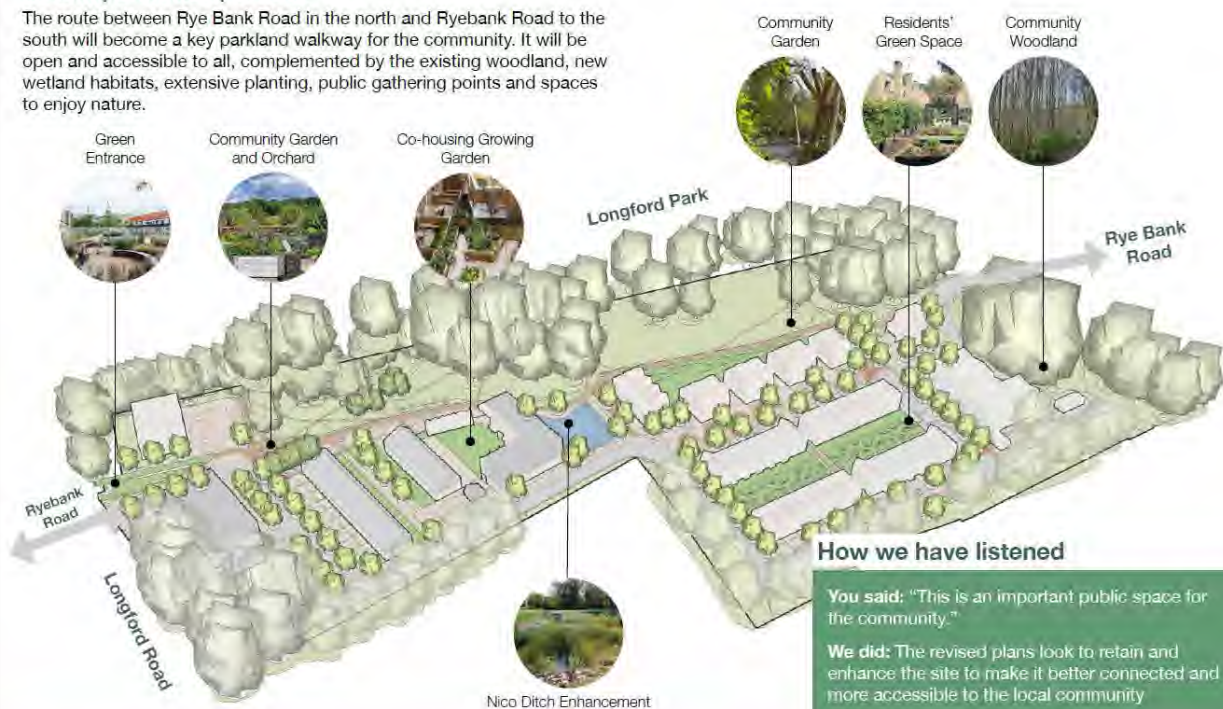
stepplaces

Southway

A Place for Everyone

Retain | Enhance | Create

The route between Rye Bank Road in the north and Ryebank Road to the south will become a key parkland walkway for the community. It will be open and accessible to all, complemented by the existing woodland, new wetland habitats, extensive planting, public gathering points and spaces to enjoy nature.



How we have listened

You said: "This is an important public space for the community."

We did: The revised plans look to retain and enhance the site to make it better connected and more accessible to the local community

RYEBANK

stepplaces

Homes for All

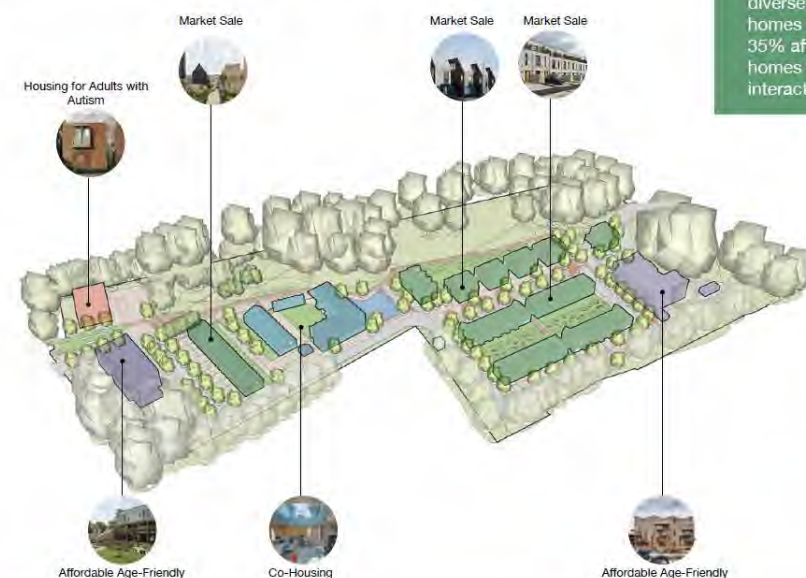
Step Places and Southway Housing Trust are committed to delivering homes fit for the future. Homes that will support families throughout their lives, adapted to support older residents as well as providing safe spaces for young people to grow.

The proposals will deliver 120 highly energy-efficient homes with 35% delivered as affordable, all designed to Passivhaus standard.

How we have listened

You said: "Housing provision needs to better fit local needs."

We did: The revised plans deliver much-needed new homes for all ages, abilities and incomes to create a diverse and inclusive community. This includes more homes for over-55s; larger, family houses; a guarantee of 35% affordable; and apartments for young adults. The homes will enjoy plenty of green space to encourage interaction, all in close proximity to local amenities.



The plans will deliver:

- 42 age-friendly affordable apartments for over 55s
- 8 one-bedroom apartments for young adults with autism
- 18 homes for the co-housing group including 6 houses and 12 apartments with communal facilities
- 52 private sale homes in a mixture of 3- and 4-bed properties



What does Passivhaus mean? Scan the QR code to learn more

RYEBANK

stepplaces

Homes for All

To create a truly multigenerational and family friendly community, our plans look to deliver a variety of different types of homes and tenures. Learn more about what they all mean.

Age Friendly Affordable Homes

Southway Housing Trust is the affordable housing development partner to private developer Step Places to provide much-needed affordable homes at Ryebank. Southway is a community-based housing association and will not profit from any of the homes built as part of the plans.

The proposals for Ryebank will provide 42 predominantly one-bed affordable homes for over 55s. These apartments would be built across two buildings and all homes will be accessible. The aim is to build some wheelchair-adapted homes on the ground floor.

Rents would be set at the Manchester Living Rent, or lower. At Ryebank, Southway aims to go even further by aspiring for the Age Friendly homes to be let at Social Rent. The plans for Ryebank help support Southway's commitment to 'right-sizing' which helps free up larger homes for families.

Scan the QR code to read more about right-sizing



Co-housing Community

We are working with Manchester Intergenerational Co-housing (MICO) to design homes at Ryebank that suit residents who wish to live collaboratively with others.

There will be twelve apartments and six houses. The co-housing group will benefit from shared community facilities and living spaces including kitchen, a social hub, bike stores, growing spaces and car parking.



Scan the QR code to read more about MICO

Homes for Autistic Residents

We are working with a specialist provider to build eight, one-bed homes that suit the needs of local young adults with autism to help them live independently.



RYEBANK

stepplaces Southway

Accessibility

At our first consultation you told us to consider providing more parking while also making design interventions to encourage less car use wherever possible.

To improve this, there have been substantial changes to the amount of parking on site. The breakdown of how the parking will be delivered is below:

- All private sale housing will adopt a 1:1 parking provision in line with Manchester City Council car parking policy, with the larger homes having two spaces each
- The age-friendly accommodation will provide around 40% parking allowance, reflecting the lower car usage
- Following workshops with MICO, the homes for the co-housing group will have a 75% parking allowance
- The homes for autistic young adults will have a 63% parking allowance

There will also be on-road visitor parking in small, selected areas and we hope to deliver a car club, located close to the co-housing community. The whole site will be pedestrian-friendly, with walking and cycling routes connecting the north and south of the site.

How we have listened

You said: "The development would have a negative impact on parking and traffic on local roads."

We did: Traffic and parking surveys have been completed to the north and south to better understand and manage the impact of the development. They show that the roads can take the capacity of the additional homes, even at peak hours. However, to help minimise the impact, we are working with highways officers to develop traffic calming schemes on local roads. There will still be no connection for cars between the north and south of the site.



RYEBANK

stepplaces Southway



Manchester Metropolitan University

The land at Ryebank is owned by Manchester Metropolitan University. Here, they answer your questions and comments about the site.

"Ryebank was gifted to Manchester Metropolitan University; it cannot be sold off in this manner."

Manchester Metropolitan University was established in 1970 as a Polytechnic and was owned and controlled by Manchester City Council. Ryebank was one of the sites used by the Polytechnic.

After the passing of the Education Reform Act 1988, Manchester Polytechnic became an independent statutory corporation and exempt charity known as Manchester Metropolitan University. It ceased to be owned and controlled by Manchester City Council. It then followed that on 1 April 1989, all Manchester City Council assets which had been used by Manchester Polytechnic, including Ryebank, were legally transferred from the Council to the University. It became the responsibility of the Trustees of Manchester Metropolitan University to manage all those assets, including Ryebank.

"There is an education restriction on this land which means homes cannot be built on it."

Such a restriction would require any sale to be made in accordance with the Education Acts 1944 to 1946. However, such a restriction only applies to local authorities. Therefore, once ownership was legally transferred from Manchester City Council to the University, the restriction ceased to apply. The site has already been designated for housing, following the approval of the Development Framework by Manchester City Council in 2019.

"We believe it is in everyone's interest that the development goes ahead. Not only does it provide much needed housing of various types and tenures, but it remedies and cleans the site from its historic uses. It is also being done in a way that provides a space that all the public can use and enjoy for generations to come."

(Manchester Metropolitan University)

"As a local resident I am deeply concerned about the potentially hazardous materials."

Ryebank was formally a clay pit which was backfilled. It is clear a range of materials were used in this backfill and some of these are potentially unpleasant, such as asbestos. Survey works, plus the vigilance of local residents, have identified these materials under the ground and at the surface. Material at the surface is being exposed by wear and tear from both human and animal activity.

As responsible landowners, we are monitoring the site for hazardous material and continue to advise the public not to access the site. Unfortunately, warning signage is regularly removed, our attempts to install security fencing at access points have been blocked and some members of the public continue to ignore our instructions to stay off the site. With potentially hazardous material continually being brought to the surface, no development would mean the site would have to be permanently sealed off from any public use.

If the plans for Ryebank are consented, a remediation strategy will be submitted to Manchester City Council to ensure that the development is brought forward safely and in line with all relevant health & safety, environment and ecological law and regulations.

"Isn't developing on Ryebank contrary to your claims to be a sustainable University?"

We have been challenged on our sustainability credentials by some campaigners. The University is recognised for our sustainability regionally, nationally and internationally both for how we run our facilities, educate our students, and conduct our research.

Being sustainable does not mean never developing anything. It means sustainability is at the heart of everything you do and the proposal from Step Places and Southway Housing Trust is completely in keeping with these credentials. It aims to deliver affordable housing, low carbon buildings, net biodiversity gain, sustainable travel arrangements and public open green space which provides a gateway into Longford Park. We genuinely believe the scheme at Ryebank will be an exemplar for how sustainable development should be done.

RYEBANK

www.stepplaces.co.uk

Feedback

We are committed to engaging with local residents and other stakeholders about our plans for Ryebank.

This public consultation will be the opportunity for you to have your say on the revised proposals before they are submitted to the Council.

The public consultation will close on **Friday 1st November at 23:59** so please take the opportunity to give your feedback on the proposals before then.

X Please note you can view this brochure online in large format.

You can provide your feedback by using any of the following channels:



Completing the feedback form online at our website:
www.ryebankchorlton.com



Speaking with a member of the team by calling
0333 358 0502 (Monday to Friday - 9:00am to 5:30pm)



Emailing us with your comments, questions or feedback at:
ryebankchorlton@havingyoursay.co.uk



Attending our webinar with the project team. You can find details and register to join on our website or by calling us



Writing to us: Freepost SHAPE TOMORROW (no need for a stamp)

RYEBANK

[stepplaces](http://www.stepplaces.co.uk)

[southway](http://www.southwayhousing.co.uk)

Fold Here

**FREEPOST
SHAPE TOMORROW**

SEAL HERE



Feedback Questionnaire

Please use **BLOCK** capitals for the below:

Name:

Postcode:

Email:

What age group are you in? (Please Circle)

14-24 25-34 35-44 45-54 55-64 65+ Prefer not to say

If you are over 65, would you be interested in downsizing? ☐

Which of the following best describes your living circumstances?

☐ Homeowner ☐ Renter ☐ Living with family ☐ Prefer not to say

Please read the statements listed and indicate your opinion by selecting the box which best represents your view.

1) The proposals are an improvement on the previous scheme:

☐ Strongly Agree ☐ Agree ☐ Not Sure
☐ Disagree ☐ Strongly Disagree

2) The plans for 120 homes at Ryebank represent an inclusive and diverse new community, making it safe for future generations:

☐ Strongly Agree ☐ Agree ☐ Not Sure
☐ Disagree ☐ Strongly Disagree

3) The community green spaces and retention of the majority of the woodland, including the Aspen Grove, will deliver a sustainable environment for all to enjoy:

☐ Strongly Agree ☐ Agree ☐ Not Sure
☐ Disagree ☐ Strongly Disagree

4) Overall, I support the design of the new neighbourhood included within the proposals:

☐ Strongly Agree ☐ Agree ☐ Not Sure
☐ Disagree ☐ Strongly Disagree

Do you have any other thoughts about the proposals?

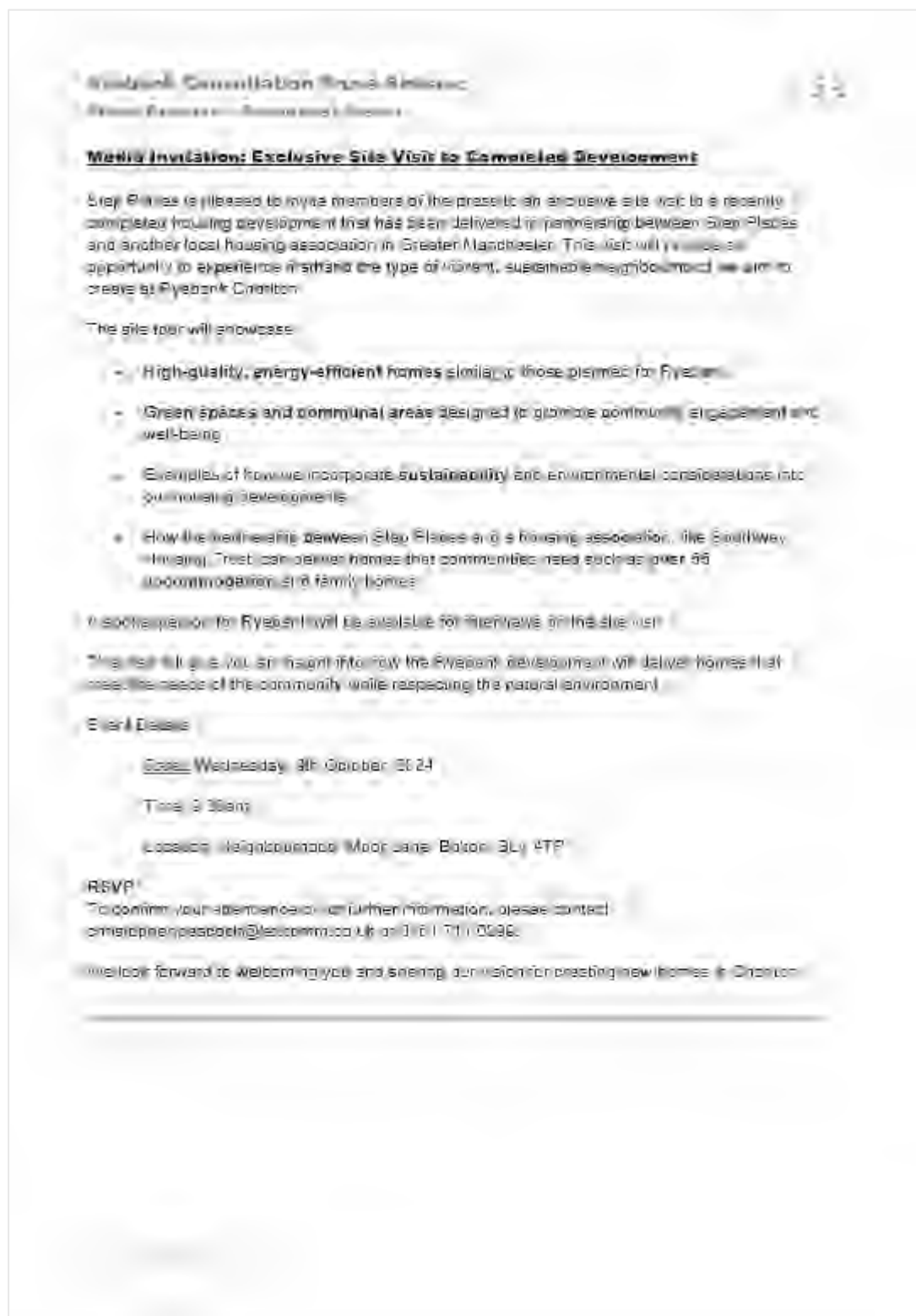
Please complete this form, remove this page, seal and freepost back to us. If you require more space, email ryebankchorton@havingyoursay.co.uk, call 0333 358 0502 or write on a separate piece of paper and enclose in an envelope and freepost to SHAPE TOMORROW. Consultation closes on Friday 1st November 2024 at 23.59. Please ensure all feedback is with us before then.

RYEBANK

havingyoursay



Appendix M – Consultation Stage 2: Media Invite



Appendix N –Consultation Stage 2: Press Release



Ryebank Consultation Press Release

Press Release – Broadcast Media

EMBARGOED UNTIL 23:59 TUESDAY 8TH OCTOBER 2024

Updated plans for new homes and improved public open space at Ryebank, Chorlton launched

Step Places and Southway Housing Trust are pleased to announce the launch of a public consultation on revised plans to deliver 120 high-quality (6 affordable rented homes at Ryebank, Chorlton) 35% of which would be affordable homes (tenanted). Following extensive community feedback from last year's consultation, significant design improvements have been made to better align the development with the needs and aspirations of the local residents.

The new proposals retain a commitment to creating a vibrant, multi-generational neighbourhood that balances housing demand with sustainability and green space preservation. This includes the creation of a multi-generational and family-friendly community that improves green spaces and public areas can be enjoyed safely by all 16+ years old home.

The qualitative changes in the proposals see the retention, enhancement and improvements to the existing natural woodland and landscape. This will include a large retention of the Aspen Grove. New opportunities for wellbeing, education and play have been added with community gardens, benches, ecological ponds, cycle paths and more.

It is proposed that the new homes will be a mixture of affordable, co-housing, private sale and designated for moderate rent young social with suiters.

Community-led Housing Association Southway Housing Trust would deliver the 42 affordable (age friendly) homes which would be one and two bed accessible and inclusive apartments to support older people. It would aim to offer these at Social Rent which is around 50% of market rent.

Step Places has extensive experience partnering with local housing associations to deliver new communities through their residential developments. They focus on creating sustainable, high-quality living spaces that foster community connections and promote inclusivity. Their collaborative approach with both public and private sectors ensured that they meet local housing needs while contributing to the broader local community. This will include a mix of 3- and 4-bed homes.

Macclesfield City Council approved the Development Framework for Ryebank (2018) setting out a framework to enable residential development.

35

10

10
 11
 12

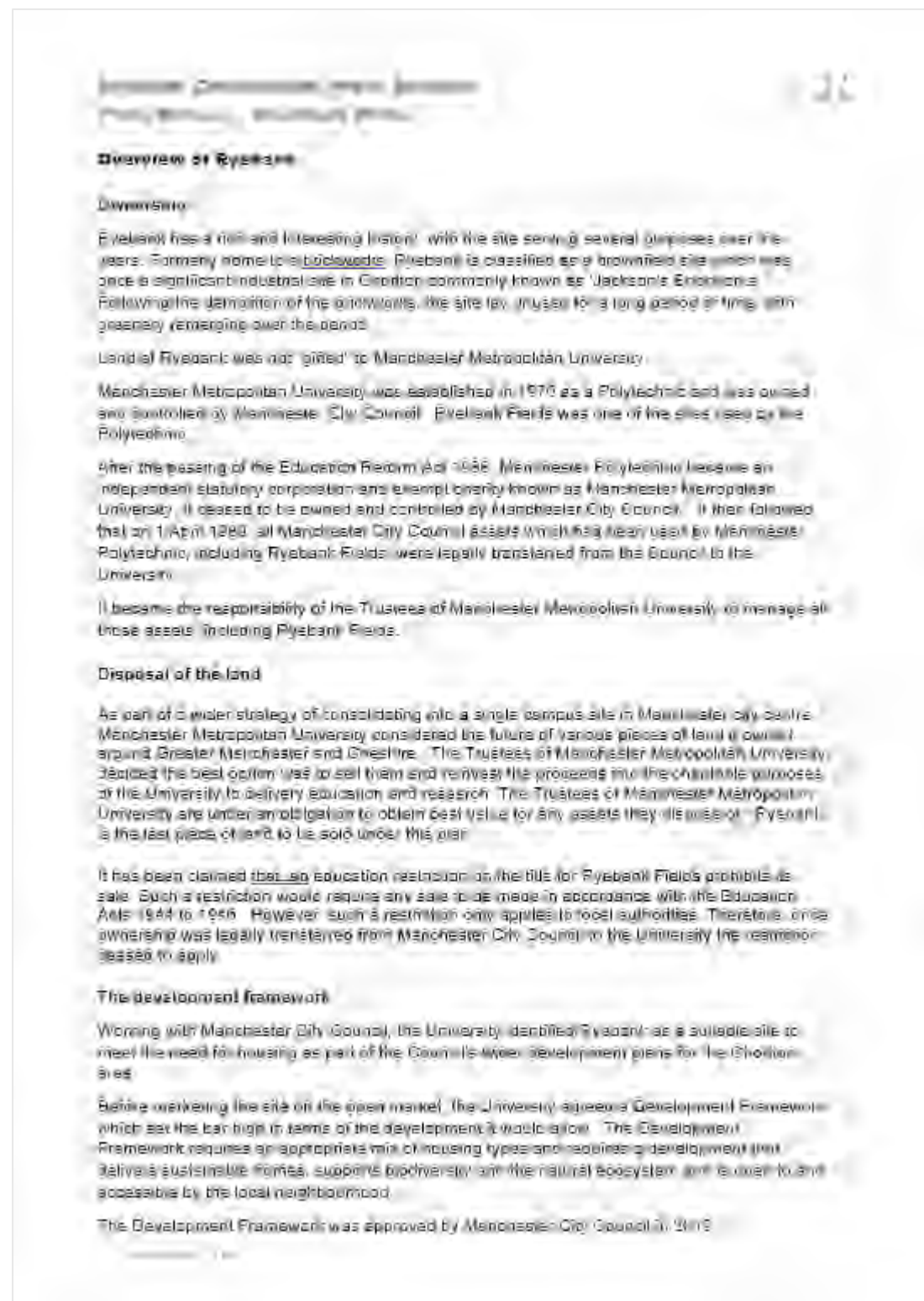
—

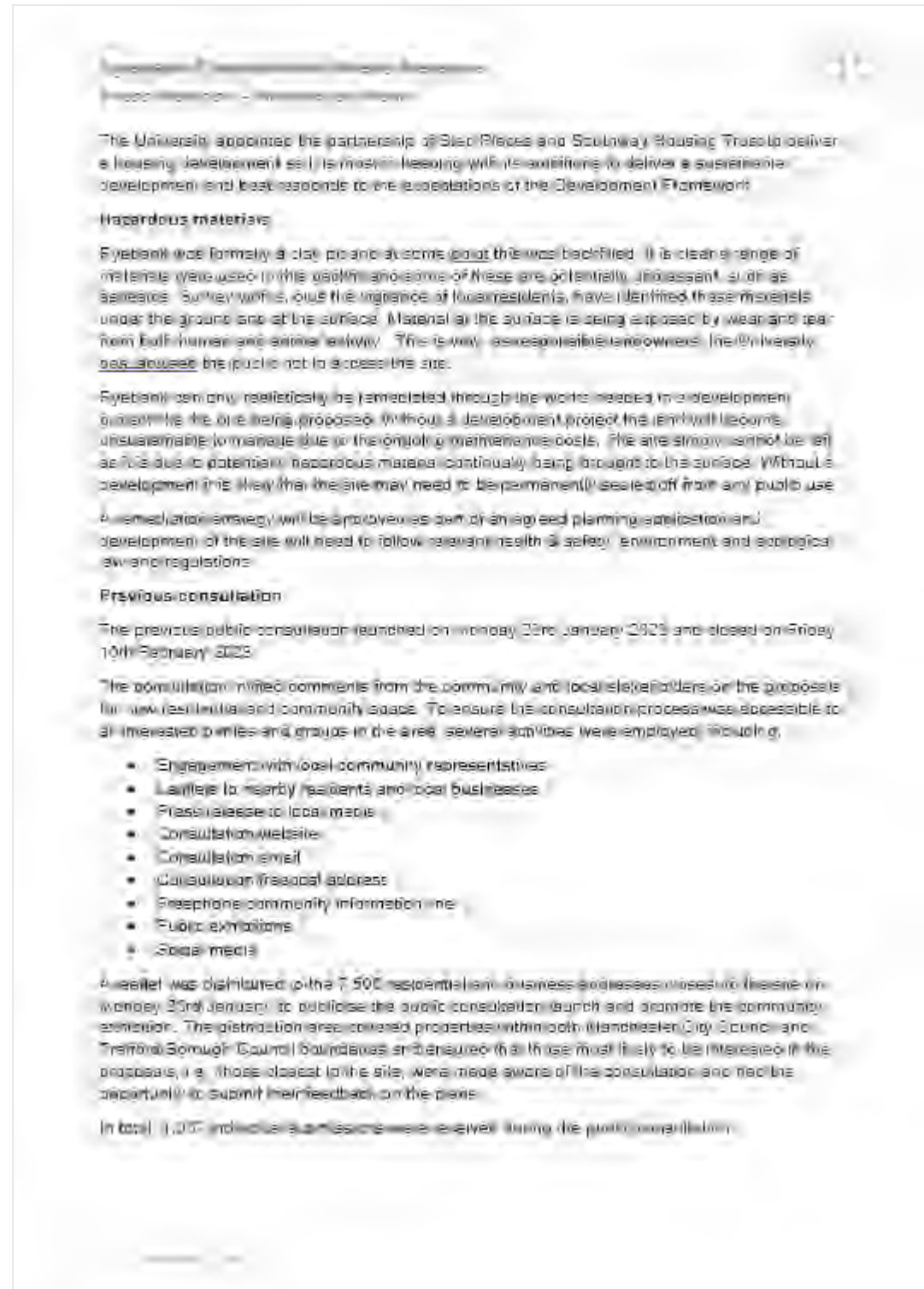
10

—

④

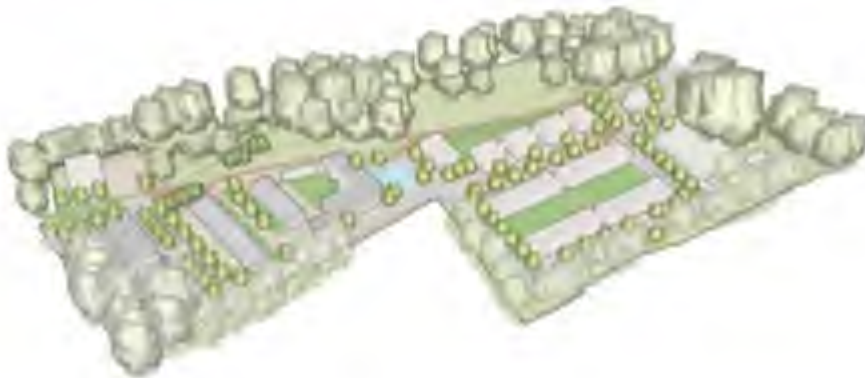








Ryebank Consultation Press Release
Press Release – Broadcast Media



Appendix O – Consultation Stage 2: Social media adverts



Appendix P – Consultation Stage 2: Stakeholder Notification

Katy Isaac

From: Katy Isaac
Sent: 09 October 2024 10:03
To: ryebankfieldsfriends@gmail.com
Cc: ryebankdorton@havingyourday.co.uk
Subject: Launch of Second Stage Consultation on Ryebank

Dear Friends of Ryebank Committee

I am writing to let you know that the next stage of consultation for Ryebank has launched today, **Wednesday 9th October** and it will run until **23:59 on Friday 1st November 2024**.

We will be hand delivering over 7,000 brochures to the residents around Ryebank to announce the launch of the consultation from today. This brochure will contain the consultation information and has a feedback form at the back for residents to provide feedback directly if they wish. Feedback can also be received via email, the [website](mailto:ryebankfieldsfriends@gmail.com), by the community information line or freepost. During the consultation we will be running a webinar to talk through the proposals which will be recorded and uploaded onto the website for anyone to view in their own time.

We would like to offer the Friends of Ryebank Fields Committee a specific briefing from the project team on the proposals. There will be limited space to hold this briefing so we must restrict attendance to **no more than five members of your group**. Please can you let me know if this would be of interest and we will arrange this with the project team for you.

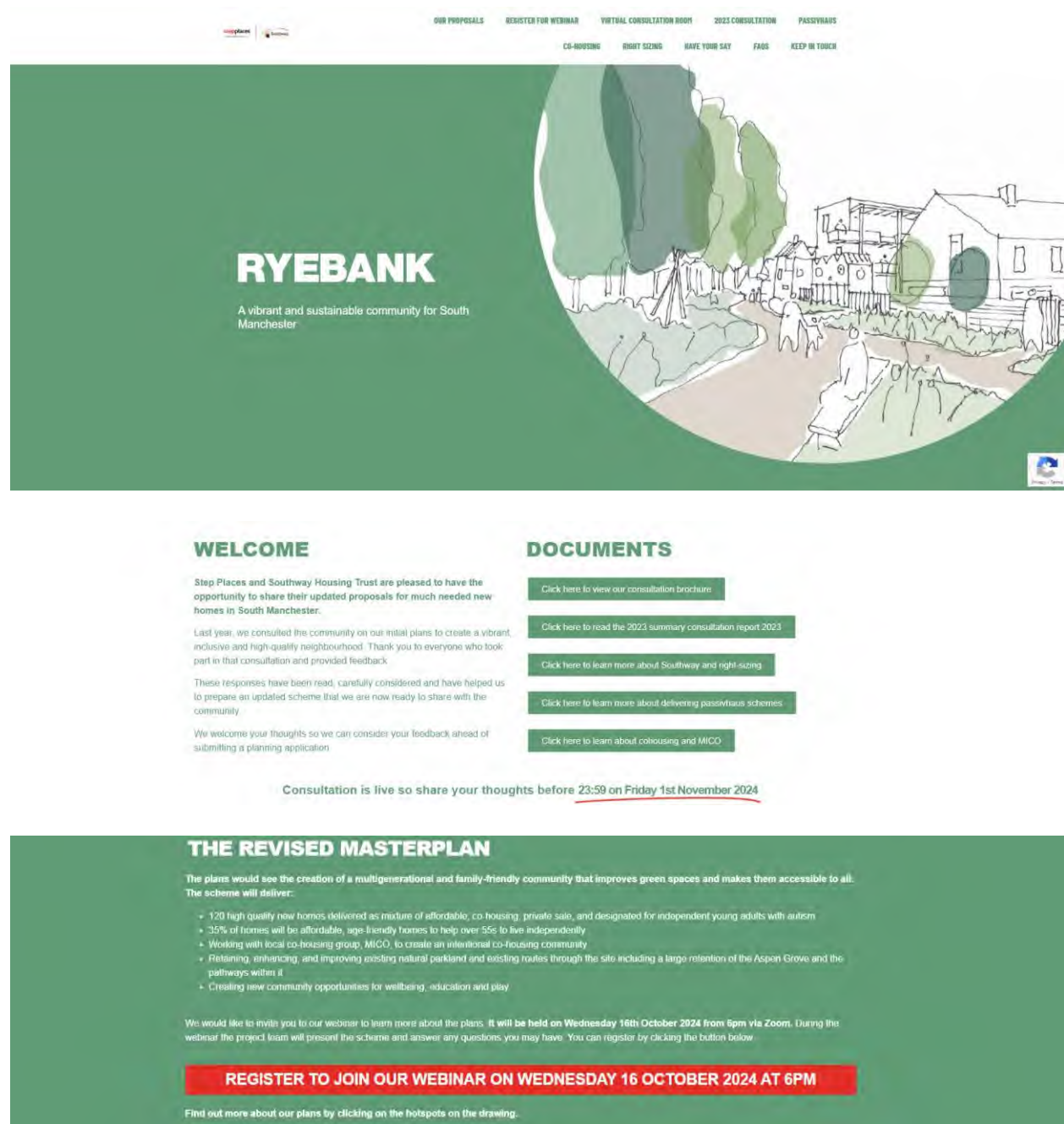
Many thanks,
Katy

Katy Isaac:
(she/her)
Associate Director
lexington
T: +44 (0) [REDACTED]
www.lexcomm.co.uk
[Twitter icon] [LinkedIn icon]



This message is intended for you/addresses only and is deemed and may contain confidential information. If you have received this message in error please inform the number above immediately and delete any disclosure relating to this message. If you are not the intended recipient, you should not disseminate, copy or act on the information contained in this message. If you are not the intended recipient, you should not disseminate, copy or act on the information contained in this message. If you are not the intended recipient, you should not disseminate, copy or act on the information contained in this message.

Appendix Q – Consultation Stage 2 Website



The screenshot shows the 'Ryebank' consultation website. At the top, there is a navigation bar with links: OUR PROPOSALS, REGISTER FOR WEBINAR, VIRTUAL CONSULTATION ROOM, 2023 CONSULTATION, and PASSIVHAUS. Below this, a secondary navigation bar includes: CO-HOUSING, RIGHT SIZING, HAVE YOUR SAY, FAQs, and KEEP IN TOUCH. The main header features the 'RYEBANK' logo and the tagline 'A vibrant and sustainable community for South Manchester', accompanied by a circular illustration of a community scene with houses, trees, and people. The page is divided into two main sections: 'WELCOME' and 'DOCUMENTS'. The 'WELCOME' section contains three paragraphs of text and a final line stating 'Consultation is live so share your thoughts before 23:59 on Friday 1st November 2024'. The 'DOCUMENTS' section lists five links: 'Click here to view our consultation brochure', 'Click here to read the 2023 summary consultation report 2023', 'Click here to learn more about Southway and right-sizing', 'Click here to learn more about delivering passivhaus schemes', and 'Click here to learn about cohousing and MICO'. A green banner at the bottom is titled 'THE REVISED MASTERPLAN' and contains a bulleted list of five points, a paragraph about a webinar on Wednesday 16th October 2024, a red button that says 'REGISTER TO JOIN OUR WEBINAR ON WEDNESDAY 16 OCTOBER 2024 AT 6PM', and a final line about hotspots on a drawing.

RYEBANK
A vibrant and sustainable community for South Manchester

WELCOME

Step Places and Southway Housing Trust are pleased to have the opportunity to share their updated proposals for much needed new homes in South Manchester.

Last year, we consulted the community on our initial plans to create a vibrant, inclusive and high-quality neighbourhood. Thank you to everyone who took part in that consultation and provided feedback.

These responses have been read, carefully considered and have helped us to prepare an updated scheme that we are now ready to share with the community.

We welcome your thoughts so we can consider your feedback ahead of submitting a planning application.

DOCUMENTS

- [Click here to view our consultation brochure](#)
- [Click here to read the 2023 summary consultation report 2023](#)
- [Click here to learn more about Southway and right-sizing](#)
- [Click here to learn more about delivering passivhaus schemes](#)
- [Click here to learn about cohousing and MICO](#)

Consultation is live so share your thoughts before 23:59 on Friday 1st November 2024

THE REVISED MASTERPLAN

The plans would see the creation of a multigenerational and family-friendly community that improves green spaces and makes them accessible to all. The scheme will deliver:

- 120 high quality new homes delivered as mixture of affordable, co-housing, private sale, and designated for independent young adults with autism
- 35% of homes will be affordable, age-friendly homes to help over 55s to live independently
- Working with local co-housing group, MICO, to create an intentional co-housing community
- Retaining, enhancing, and improving existing natural parkland and existing routes through the site including a large retention of the Aspin Grove and the pathways within it
- Creating new community opportunities for wellbeing, education and play.

We would like to invite you to our webinar to learn more about the plans. It will be held on **Wednesday 16th October 2024** from 6pm via Zoom. During the webinar the project team will present the scheme and answer any questions you may have. You can register by clicking the button below.

REGISTER TO JOIN OUR WEBINAR ON WEDNESDAY 16 OCTOBER 2024 AT 6PM

Find out more about our plans by clicking on the hotspots on the drawing.



VIRTUAL CONSULTATION ROOM



LEARN MORE ABOUT THE PLANS

A SUMMARY OF FEEDBACK RECEIVED

The first round of public consultation was undertaken in 2023, which focused on sharing the initial vision for the site and gathering public sentiment towards the scheme. This provided the project team with plenty of detailed insight, with the public sharing their history of the site, thoughts on the proposals and opinion on the development.

Over 79% of respondents to our first consultation agreed a new housing development must enhance the surrounding environment and community wherever possible. This reshaped, sustainable design for Ryebank incorporates changes reflective of this constructive feedback.

You can read the report [here](#).

WHAT DOES PASSIVHAUS MEAN

As part of our commitment to net zero, all buildings on the site will be certified **Passivhaus**, a tried and tested method of reducing carbon emissions from buildings during its lifecycle.

It focuses on high-quality construction, new technology, and specialist design features, certified through an exacting quality assurance process. This ensures the carbon output of new buildings is significantly reduced, enabling a much more environmentally friendly development and a high level of comfort, using very little energy for heating and cooling. These measures help future owners save significant amounts of money on energy bills whilst also reducing energy consumption. You can learn more about a recent Passivhaus scheme in Greater Manchester [here](#).





AN INTENTIONAL CO-HOUSING COMMUNITY

Manchester Interpersonal Cohousing (MICO) is a local group focused on creating intentional communities run by their residents in the Greater Manchester area. Cohousing communities consist of individual homes alongside shared spaces such as a common house and gardens. Members design the places they live to maximise the opportunities for interaction and sharing. MICO has been working closely with the project team to evolve the plans for the homes currently designated for the group.

MICO believe that cohousing communities do not just benefit their own members—they also have a positive impact on the local area by fostering a culture of connection, sustainability, and mutual support. [Learn more about the group.](#)

RIGHT SIZING WITH SOUTHWAY

RightSizing is about finding a home that suits people's current and future needs. This may involve moving from a larger home where spare bedrooms are no longer needed, into a smaller home or somewhere on one level with adaptations to make life easier for people as they grow older, or residents with disabilities.

RightSizing helps to free up larger three and four bedroom homes for families that are in need of a good quality and permanent home. There is a huge national shortage of these types of homes, leaving some families homeless living with young children in temporary accommodation.

[Learn more about Southway's commitment to rightsizing.](#)

HAVE YOUR SAY

We welcome your thoughts on our revised plans for Ryebank – it is important to share them before 23:59 on Friday 1st November so we can consider your feedback ahead of submitting a planning application.

You can feedback by filling in the form below or you can call, email, or write to us.

📞 Phone us on: 0161 858 0502 (Monday - Friday, 9am - 5.30pm)

✉ Email us at: ryebankchallenge@navigayoursay.co.uk

✉ Write to us at: FREEPOST Stape Townrow (no need for a stamp)

Send us your feedback via the form below.

Send us your feedback via the form below.

1

2

3

4

Details

About you

Your thoughts

Have your say

Name

Email

Postcode

Next

FAQS

+ WHAT ARE YOU PROPOSING?
+ WHERE IS THE SITE?
+ WHO OWNS RYEBANK?
+ WHY IS THE SITE BEING DEVELOPED?
+ WILL ANY OF THE SITE BE RETAINED?
+ WHAT DID THE SITE INVESTIGATIONS SHOW?
+ WHAT OTHER SURVEYS HAVE YOU DONE?
+ WHAT WILL HAPPEN TO THE NICO DITCH?
+ WHAT ABOUT THE RISK OF FLOODING?
+ WILL THERE BE AFFORDABLE HOMES?
+ WHAT TYPES OF HOMES WILL THERE BE?
+ WHAT ABOUT THE COMMUNITY GARDEN ON RYE BANK ROAD?
+ HOW WILL VEHICLES ACCESS THE SITE?
+ WHAT IMPACT WILL IT HAVE ON TRAFFIC?
+ WILL THE DEVELOPMENT IMPROVE LOCAL SERVICES?
+ WHEN WILL THE PLANNING APPLICATION BE SUBMITTED?



Appendix R – Consultation Stage 2: Webinar

Link to the webinar: <https://ryebankchorlton.com/wp-content/uploads/2024/10/Webinar-Ryebank.mp4>

Publication of webinar on website:



Q&A from the webinar (hosted on website)

Ryebank Consultation

Webinar Q&A

17 October 2024

NB: CORRECTION

Close to the end of the webinar, one of the hosts referred to the site as brownfield. This was an error so for avoidance of doubt we want to clarify exactly what designation this site has.

Manchester City Council's adopted development plan designates the site as **natural and semi natural open space**. In addition, the site benefits from a development framework which is referred to by the Council on its planning policy website as: *A development framework is set of guidelines for a site spelling out what sort of land uses would be acceptable and the design, layout and supporting infrastructure requirements. Now the Ryebank Road development framework has been adopted it is officially part of the planning process.*

The adopted framework confirms that residential development is an acceptable land use for the site.

Questions submitted	Answer
Why are you even continuing with this when over 80% of people are against it? Why can't you leave it as is? It sounds amazing, but not here.	We understand many within the community have passion views on Ryebank. This is why we undertook our first consultation and have listened to the feedback we received. MMC have clearly stated that they cannot leave the site as it is, and they wish to sell the land to consolidate their campus. From surveys completed the land contains potentially hazardous materials and the site can only realistically be remediated and made safe through the works required from a development. The associated ongoing maintenance costs and safety concerns are making managing the land unsustainable. These proposals allow the site to be remediated properly in line with all health and safety requirements, meaning Ryebank can continue to be enjoyed safely by all. Manchester City Council approved the Development Framework for Ryebank, designating the site for the delivery of new homes. As the preferred developers, our aim is to create a proposal that is considerate to the local environment whilst still delivering new much-needed new homes.

Questions submitted	Answer
Are the 55+ places to buy or rent? How do you propose to ensure affordable rents are maintained in the long term, even if market prices in the area increase? What does "affordable" actually mean?	The proposals for Ryebank will provide 42 predominantly one-bed affordable homes for over 55s. These apartments would be built across two buildings and all homes will be accessible. The aim is to build some wheelchair-adapted homes on the ground floor. All of these homes will be for rent. Rents would be set at the Manchester Living Rent, or lower. The Manchester Living Rent is an amount of rent that is set at or below the Local Housing Allowance level – or LHA. The Local Housing Allowance level is the rent level set by Government that will cover a person's rent if they are on housing benefit. You can read more about it here. Southway's preferred option is for the Age Friendly homes to be charged at Social Rent which is lower than Manchester Living Rent. This is typically around 40% of the open market rent levels.
PASSIVHAUS. Is it gas or heat pump heating? Have decisions been made around the materials to be used in the build? Will any of the buildings feature green roofs or solar panels?	As part of our commitment to net zero, all buildings on the site will be certified Passivhaus, a tried and tested method of reducing carbon emissions from buildings during its lifecycle. It focuses on high-quality construction, new technology, and specialist design features, certified through an exacting quality assurance process. The exact details of the materials and energy sources are being agreed and will be submitted as part of the planning application.
Is the housing for autistic people social housing/supported housing? Will the homes for autistic people be "affordable"?	We are working with a specialist provider to build eight, one-bed homes that suit the needs of autistic people. The details of exactly what will be provided is still being agreed with the provider and the team at the Council but will be detailed as part of the planning application. We welcome your input on how these homes can be autistic people. The expectation is that the homes will accommodate young adults to help them live independently.
What were the results of the recent site investigations and how have you taken these into account in your design?	Site investigations were last carried out by MIMU in 2019 and one of the key takeaways from the initial consultation was a need to undertake more up to date surveys to inform our plans. These site investigations have shown that remediation work is required as expected and we have used these to help shape the masterplan we have presented in this consultation.

Questions submitted	Answer
Have the new surveys clarified the extent of contamination? When can we see the results? Are you still recommending that the site should not be accessed due to asbestos contamination?	The details on the condition of the land and the measures required for remediation will be outlined in a report that will be made public when submitted as part the planning application. Step Places has plenty of experience remediating sites like this and there are a number of measures that can be put in place to ensure the safety of the public. We will develop a clear remediation strategy in tandem with the Council that sets out how we will deal with any contamination effectively and efficiently, in line with government guidance, with minimal impact to the local community. As landowners, the University's position is that the site should not be accessed by the public.
What other surveys have been done? How do we obtain the technical assessments? We have been told the survey reports are still to be completed. How were you able to complete these designs in that case, or are they subject to yet further change?	The team has now undertaken a number of new surveys, which have fed into this revised scheme. The surveys focused on the following areas: - Ecology - Plants and Wildlife - Trees - Transport and Parking - Utilities All the technical assessments that are being produced will be submitted with the planning application and will be made publicly available at that point. The reports are being completed and the technical work that goes into them is ongoing as we work up the design. The plans presented as part of this consultation are proposals and are subject to change in line with feedback received from the community, stakeholders and officers as well as technical work.
Is there a new drainage strategy to support what appears to be a much smaller area of storage (in a controversial area)? Will this not make flooding worse?	The site is not in any flood zone, but the water table is quite high and we know that neighbouring areas can suffer from localised flooding during heavy rainfall. Our ambition is to include a number of measures to combat against this. The previous proposals had two ponds to help retain rainwater, before captured into the main drainage system, with new wetland habitats. These have been revised to provide one central detention pond in the centre of the site supplemented by extensive measures to combat the risk of localised flooding. We will deliver rain gardens, and rainwater harvesting and have Sustainable Urban Drainage Systems (SUDS) included across the site, to help manage surface water more effectively and limit risk of flooding.



Questions submitted	Answer
	In the area. A Flood Risk Assessment alongside a Sustainable Urban Drainage Strategy will be completed and submitted with the planning application which will outline the risk and the measures to mitigate this. We are also working with Trafford Council to align our plans with the ongoing drainage work in Longford Park.
Any insights around traffic flow mitigation during the build would be really helpful! What arrangements will be made to ease traffic in the surrounding roads that are already over congested	We have undertaken traffic and parking surveys to the north and south to better understand and manage the impact of the development. They show that the roads can take the capacity of the additional homes, even at peak hours. This has been helped by the revisions to the masterplan layout and tenures of the homes. The road and housing layout for the site has changed slightly to minimise the number of trips generated on each side of the development. With the increase in the number of over 55 properties to both the north and the south, and the inclusion of homes for autistic residents there will be a significant number of dwellings where car ownership will be lower. However, to further minimise the impact, we are working with highways officers to develop traffic calming schemes on local roads. Outcomes of these surveys and discussions will be summarised in a Transport Assessment which will be submitted with the planning application.
how many parking spaces? if insufficient this will overflow onto neighbouring streets. What if residents have more cars than are currently available? Where will they park?	In partnership with highways officers, our plans for carparking reflect the reduced demand evidenced from existing developments and in line with current policies to further help reduce the number of vehicles moving around the site. All private sale housing will adopt a 1:1 parking provision in line with Manchester City Council car parking policy, with the larger homes having two spaces each. The age-friendly accommodation will provide around 40% parking allowance, and the homes for autistic young adults will have a 63% parking allowance. Following workshops with MICO, the homes for the co-housing group will have a 75% parking allowance. Dotted around the edge of the development will be on-street parking provision for visitors. Walking, cycling and wheeling is key to the future development, prioritising people over cars, which is why there will be public access between the north and the south, running along the wooded western boundary.
what provision is there for electric car charging?	We are aiming to provide all private sale homes with electric vehicle charging points. The aspiration is to also provide a car club close to where the co-housing area is located which will also have EV charging points.

Questions submitted	Answer
How many spaces per household for bikes will there be?	All private sale homes will have a personal bike store. There will also be communal bike stores for the co-housing group, both age-friendly blocks, and the autistic residents block.
Have Trafford allowed access to the development on the Trafford side?	The revised scheme has two car access points, one from the south via Ryebank Road/Longford Road Chorlton, and one from the north via Rye Bank Road (Firwood).
Are there roads in from both Trafford and Chorlton so accessible from both sides by car?	There continues to be no connection between the two roads which is in line with the development framework, which was signed off by executive members at Manchester City Council in 2019. By having two separate access points we can minimise the volume of vehicles moving through the site, preventing cut throughs and rat-running.
Why not have the road going all the way through what is the reason for that?	The north access point crosses into the boundary of Trafford Metropolitan Borough Council. We have been liaising with Trafford about the scheme design and continue to do so as we progress towards and through the planning application process.
How will 120 homes (as original plan) not take same space as before? How can there be more green space?	Our approach to the natural landscape has been informed by up-to-date ecological and arboricultural surveys completed across the site. The key consideration in re-shaping the plans is to retain as much high-quality existing trees and vegetation as possible.
What is the calculation behind the claim that "net biodiversity will be increased"?	The landscape on the western boundary will remain as is, ensuring the connection with Longford Park is respected and the high value ecological habitat is retained. This equates to around a third of the site. Further to this, we have revised the layout and footprints of the buildings which means we can retain a further 1,000 sq m of extra green space in the development.
Which parts of your surveys etc told you you are unable to develop the woodland bordering Longford Park? Why is that?	To the North, the majority of the Aspen Grove will be retained, enhanced and managed. Established vegetation around the eastern and southern boundaries will also retain the mature character to the site and provide screening to the adjoining housing. Low interventions will be sought to enhance the landscape where possible whilst ensuring habitats are not lost. Biodiversity net gain is calculated via a national set method and it is mandatory for any new development to deliver an increase in biodiversity of 10% meaning that the development will result in more or better quality natural habitat than there was before development.
What will the ongoing maintenance arrangements be?	The proposals we have put forward have a number of different elements that means the maintenance agreements will be agreed in detail at the planning application stage. However, at this point, we expect that some of the green space will be publicly adopted by the council's



Questions submitted	Answer
<i>Who will be responsible for the upkeep of the private spaces? Who will pay for it? Will there be a hefty service charge?</i>	highways department, for instance the trees that will line the carriageway. Some will be classed as private estate, for instance private gardens for the market sale homes. We are also hoping to give some of the land back to the community for it to be managed directly by those that use it. For the age-friendly properties, there are specific green spaces that will be designated for their use, and these will be managed and serviced by Southway's Urban Ranger Team.
<i>What happens after this consultation?</i> <i>What's the latest in thinking in terms of timeframe from planning application submission, to approvals, getting on site, phasing and completion?</i>	We welcome your thoughts on our revised plans for Ryebank – it is important to share them before 23.59 on Friday 1st November so we can consider your feedback ahead of submitting a planning application. You can feedback by filling in the form on the website or you can call, email, or write to us. Once the consultation has concluded, and comments have been considered and incorporated into the design where possible, the proposals will be submitted to the Council.
<i>The development looks really good. How soon can you start building?</i>	At that point will be working with Manchester City Council throughout the statutory planning process so it is too early to say when we will be building on site, however we will ensure to keep those interested informed as we progress.
<i>Why no public meeting on this development?</i> <i>Why is there no in person consultation?</i>	We wanted to make sure that the consultation was as inclusive as possible, with all local residents receiving the same information, whether they have access to the internet, or are able to attend an in-person event or not. This is why we produced the brochure that was sent out to over 7,000 homes around Chorlton with all of the consultation material you would find at an exhibition or online. We felt this was the most effective way of providing the greatest number of people the information as easily as possible for them.
<i>Where are MMU? Where isn't there a representative from the University on this webinar?</i>	This is a webinar that has been organised by the development partners Step Places and Southway Housing Trust. It is to present their proposals for the site and gather feedback from the community. MMU have provided some answers to questions some residents have raised in the brochure.

Appendix S – Consultation Stage 2: Stakeholder Responses

Trafford Rye Bank Road Residents Association

FAD: Step Places & Southway Housing Trust

30th October 2024

To whom it may concern

Response to the second public consultation re Ryebank Fields

I am writing on behalf of Trafford Rye Bank Residents Association in response to the current public consultation on the proposals for the Ryebank Fields development.

Please take this response as the sole formal response from our residents' association. Representatives of the association who attended a meeting with the development team on 24th October 2024 did not have any authority for anything discussed in that meeting to be deemed a formal response to the consultation, or to be used in connection with that consultation or future planning application in any way.

Proposed Ryebank Fields Housing Estate

We are fully opposed to any development of Ryebank Fields and feel strongly that it should be left the valuable green open space that it is. It is a greenfield site (not brownfield) and much loved and used by the residents in our community and further afield in Trafford. Building on it will also increase the already high levels of local air pollution and is at odds with both Manchester and Trafford councils' climate emergency declarations.

Proposed Northern Vehicle Access Point

We are also opposed to your proposal to create a new vehicle access point from Ryebank Road in Trafford on several grounds, which include:

1. It is based on a development framework created from a flawed and biased consultation which did not consider the views of Trafford residents.
2. There is no technical reason why you cannot create ALL vehicle access from Chorlton.
3. This proposal will destroy an established and thriving community on the pretext of creating another new community within the development.

In the recent consultation meeting on 24th October, the developer team suggested that our road would remain a cul de sac even with the current proposed vehicle access point in Trafford. Our community exists and thrives because of its current layout, including its main focus and community hub being the community garden in its current location. Any suggestion this would remain the same with a new through road to an additional 32 properties is ludicrous and one we fully reject.

We also object to any construction traffic accessing the development site via Rye Bank Road in Trafford for the same reasons.

The narrative from the developer team is that our community garden needs to be moved as the housing estate needs a second traffic access point in Trafford. As stated in our meeting with the developer team, these are not "needs" they are choices.

We have our own planning and highways experts and they are clear that there is no reason why all vehicle access cannot be from the current single access point in Chorlton. They are clear that a second vehicle access point in Trafford is not needed for the proposed vehicle usage on the proposed housing estate. This has also previously been confirmed by members of the developer team.

We would also like to remind you that Andy Teague of Cushman & Wakefield confirmed in a public meeting at Trafford Town Hall in 2019 that ALL the traffic from the proposed development could access via a single access point on the southern Chorlton side of the site (as supported by MMU's transport consultants).

Cycle & Pedestrian Access

Should you succeed in getting planning permission for the housing estate, we would be pleased to work with you on any improved cycle and pedestrian access.

We have a strong track record of working with other organisations to improve our local area and the amenities for the wider community. For example, we work with the Friends of Longford Park to continually review and enhance the Rye Bank Road entrance to Longford Park. We have also worked with Trafford Council, Trafford Housing Trust and local councillors in developing the community garden in such a way as to benefit the wider Trafford community.

Additionally, our residents association raised funding for the willow ball archway over the existing footpath entrance to Ryebank Fields through our community garden that is used by pedestrians and cyclists. We would welcome working with you on improved access for these groups, especially making access easier for wheelchairs, mobility vehicles and prams/buggies.

Community Garden

We note your proposal to relocate the Trafford Rye Bank Community Garden within the development site and your offer to transfer legal ownership of a part of Ryebank Fields for this purpose. As stated in our meeting, we are fully opposed to any proposal to move the community garden from its current location for a number of reasons, including:

- * If would no longer be a community garden for our community and users of Longford Park. Any suggestions that moving the garden from its current location would be the same or remotely similar to the current asset of community value are preposterous.
- * The garden is an important gateway to the neighbouring conservation area of Longford Park and is integrated with one of the main entrances to the park. Our residents association committee has a long-standing relationship with Friends of

Longford Park and continues to work on enhancing the integration of the community garden and the park entrance. For example, the park uses our noticeboard to display a map for park users. We have funded nature sculptures to decorate the park entrance and we have installed and maintain a dog water bowl for the benefit of the many dogs which are walked on the park. We are proud our road and community garden form an important gateway to the park - which is one of the jewels in the Trafford borough and used by many Trafford residents who come from far and wide beyond our two roads.

- The community occupied land/community garden is an asset of community value registered by Trafford Council. Your proposal to remove the garden completely ignores this.

Local residents have been the guardians of the unregistered land at the end of the Rye Bank Road for decades. We have regularly used the land for community gatherings, picked up litter, weeded and tidied the vegetation etc around the area to keep it welcoming for local residents and the many Trafford and Manchester residents who access Longford Park and Rye Bank Fields via this area.

In 2019, our local residents association decided to develop a formal community garden having been inspired by other community garden projects. With the support of local councillors, we applied to Trafford Council for a grant to create a community garden on this land. The Council were very supportive and provided the funding.

During 2019 we designed and created a wonderful community space which is enjoyed not just by local residents but by the many Trafford and Manchester visitors who use our road to access the entrance to Longford Park. It has also been invaluable for sustaining social connections and improving mental health.

We received further funding from Trafford Housing Trust to create more elements in the garden in 2021, including a sculpture, a new community garden flag designed by local children, a mosaic mural and totems.

The garden is used in many ways, including:

- Pray
- Recreation
- Socialising
- Gardening, growing and sharing herbs
- Reading
- Book swapping (via the tiny library)
- Christmas, summer and community gatherings (where Trafford Council grants us permission to close the road)
- Providing community information via a bespoke notice board
- Creating sculpture and art
- Providing stimulating activities for children (via a bug hotel, flag competition, making stepping stones and murals)
- Water drinking point for dogs
- Seating for walkers
- A local mental health professional uses it for outdoor therapy

- **Litter picking**

People come from the surrounding area to swap books, meet others outside and enjoy the space. We are one of the main natural entrances to Longford Park so we have many people walking and driving to our street to use the park, who enjoy the garden on their way in and out.

The garden receives compliments and praise daily from people who stop to admire what we have achieved and ask us about it.

In recognition of the above, we have been awarded the It's Your Neighbourhood Award (Level 4 - Thriving) by the Royal Horticultural Society and North West in Bloom for two years running.

The garden is also sponsored by local businesses including Unicorn Cooperative, Tibetan Kitchen and Tree Amigos. We have also built collaborative relationships with local interest groups (eg Streets of Bloom and Friends of Longford Park).

We are an active and organised community of people living in Trafford. We represent a diverse cross section of people including single households, couples, families, black and ethnic minority residents, gay and lesbian residents, older people and children of varying ages.

We have established a formal residents association which meets regularly to discuss and action projects that are important to us. We currently have an application to become a play street being reviewed by Trafford Council.

Our community and the community garden we have established are widely recognised as an exemplar of community and have been well supported by other residents, local businesses, local councillors and senior members of Trafford Council. Our garden has been visited and endorsed by Kate Green, our former local MP and Manchester's Deputy Mayor for Safer and Stronger Communities— she issued a statement of support in 2019 (see appendix 4).

Asset of Community Value

The Localism Act states that:

"Government alone does not make great places to live: people do. People who look out for their neighbours, who take pride in their streets and get involved"

We embody and exemplify this aspiration completely.

On this foundation, we applied to Trafford Council to formally make the community occupied land/Ryebank Trafford Community Garden a registered asset of community value in the spirit of the Localism Act. This was granted by the council in 2021 because it meets the definition of an asset of community value set out in legislation.

"A building or land is of community value if, in the Council's opinion, The actual current main use of the building or land furthers the social interests or social wellbeing of the local community and it is realistic to think that there can continue to be a main use which will further the social interests or social well being of the local community (although not necessarily in the same way)."

This couldn't be clearer about the benefits of our community garden.

It's clear that should you continue with your choice to pursue a second access road which destroys our community garden, the heart of our community, it would be completely at odds with your assertion as developers and architect that community is at the heart of what you do. How can you justify ripping the heart out of an established community to build an access road that isn't needed for the volume of vehicles accessing the housing estate.

We note that part of your current plans for the new development create a new community of 28 terraced houses, with a green hub and play street. You explained in our meeting that this was a very intentional part of the design to create a new community, it won't have passed you by that what you are seeking to build there and the reasons you are putting forward as to why it's important are the same as what you will destroy with any plan to build a vehicle access point via our cul de sac and to remove our community garden, which is our well established and well used community hub.

Green Space & Nature

We note your current proposals make a commitment to 'retain and enhance' the Aspen Grove. However the ratio of what will be protected is not clear from the proposals as no measurements are included. The most southerly of the two paths through this area has been removed or omitted from the image in the proposals. As our residents association includes Park Square and other neighbouring properties we are opposed to any destruction of this natural woodland, and the impact that any removal of this will have on local drainage and flooding, and the removal of a vital carbon sink.

The gardens that border Ryebank Fields are frequently water logged and flooded and paving over the majority of Ryebank Fields is highly likely to add to this problem. The gardens that back on to Ryebank Fields are at particularly high risk of contamination during any remediation process, as per the 'leaching out' that Hari Darwall referred to on the webinar on 16/10/24. This could potentially cause long term health risks to the children and adults that live here.

We are opposed to the destruction of the natural habitats of the diverse range of mammals, insects, bats and birds that have lived on Ryebank Fields for decades. It is an irreplaceable re-wilded ecosystem that has been maturing for decades. It is already home to thriving wildlife which will be destroyed by this development and only add to the rapid decline of natural habitats in Greater Manchester.

Other Issues

In addition to our opposition to any vehicle access via Ryebank Road, our residents also have the following issues with the current development proposal:

- + Loss of a valuable **GREENFIELD SITE** resulting in increased air pollution due to a reduction in vital trees and green space
- + Increased air pollution with the associated health risks from the additional traffic caused by the development
- + Health risks associated with the remediation of the heavily contaminated land on Ryebank Fields for the proposed housing development
- + Disruption and health risks from the removal of a large amount contaminated soil and waste (including asbestos) from the site and transporting it on trucks through our road
- + The lack of a credible management plan for the boundary of Ryebank Fields and Longford Park to protect the park's conservation area and the continued safe use of the retained green space and woodland in Ryebank Fields by the public
- + The lack of biodiversity gain from a development that will destroy many trees and naturally re-wilded areas

Lack of Consultation with Trafford Residents & Trafford Council

You are aware that the consultation process starting in 2017 was fundamentally and critically flawed and compromised. Therefore, it should not be relied upon in any way as the basis for the current development framework and your related development proposals.

The original public consultation process in 2017 was severely compromised by the fact there was:

- + No notification of it to Trafford residents (subject to the next paragraph)
- + No publicity targeted at Trafford residents (except for a few letters to seemingly random Firwood addresses)
- + No notification to Trafford Metropolitan Borough Council ("Trafford MBC"),
- + No notification to Trafford local councillors.

This lack of notification and publicity to stakeholders on the Trafford side is in stark contrast to the levels of notification, publicity, engagement and consultation with Chorlton residents. A summary of this is included in appendix 2.

Additionally, following on from the original public consultation, Chorlton councillors also held meetings with Chorlton residents and housing groups and made public statements on their behalf, including regarding traffic. Public statements were made by them in the press and on the Chorlton Labour Voice website. Chorlton councillor John Hacking, was also given the opportunity to make a statement at the MCC Executive meeting on 25 July 2018 to represent the views of the Chorlton residents to Manchester City Council.

increase would not be significant in the context of the level of traffic that presently uses this section of road. It has to be seen also in the context of the additional traffic calming measures proposed by the appellants, as part of the signed 106 Planning Obligation and intended to augment the Council's scheme. Together they should result in a greater reduction in the volume of through traffic using Longford Road and, indeed Ryebank Road. Even with the proposed development, it is reasonable to expect that there would be a net reduction in the number of vehicles on the roads in question and in their speeds." (Paragraph 33)

The proposal for an access road on the Trafford side was a choice made by MMU, rather than being based on any technical reports or recommendations. It has also been stated as a 'red line' by MCC Councillors, who fear a backlash from Chorlton voters.

Our Joint Position with Trafford Council

Following the publication of the revised development framework, we lobbied Trafford Council and have gained the full support from the senior leaders. This is confirmed in its very clear public statement issued on 28 July 2019, which was signed off by the then leader of Trafford MBC, Andrew Western (see copy in appendix 1).

Trafford Council also submitted their own robust responses to the original MMU consultation in 2017 and the first developer consultation in 2023 stating clearly their opposition to any vehicle access to the proposed housing estate via Trafford (see copies in appendices 2 and 3).

Anne Duffield, local Trafford councillor, also made very clear the position of Trafford councillors at the public meeting in 2019 and called on MMU to scrap the latest development framework immediately the morning after that meeting. We are united with our councillors in the view that this is a Chorlton development for the benefit of Chorlton residents, and all vehicle access should be from the Chorlton side.

Please see in appendix 5 a letter from the Longford Councillors to MMU in September 2019 which clearly sets out the councillors' position as well as questioning the political influences underlying the proposed traffic access via Trafford.

Additionally, the Longford councillors have confirmed they continue to oppose all vehicle access and are supporters of our community and community garden. Please see a previous statement to that effect from councillor Judith Lloyd and the councillors' formal response to the last developer consultation in appendices 6 and 7.

We are in constant dialogue with senior members of Trafford Council and their legal team. They have confirmed unequivocally that they will do everything in their power to oppose any proposals for vehicle access via Ryebank Road in Firswood.

Trafford Council are also currently considering our application to become of their first children's play streets.

Our Campaign

As you can see, we have been campaigning for the end of any proposals to provide vehicle access via our cul-de-sac.

We have robust advice from our own planning consultants and lawyers on how to block any attempts to force access and we will fight this with all the resources we have.

Our hope is that this won't be necessary and you stand by your publicly stated values around the importance of community. You have the opportunity to change your current flawed plans to protect our well-established and thriving community and to incorporate our unique community garden asset to enhance the proposed development (if you get planning permission). You do not have to destroy one community to build a new one – this is a choice not a need.

We also hope you resist the ongoing influences of those at MMU and Manchester City Council who appear to have a total disregard for the residents of Trafford.

Finally, we would like to re-iterate our previous invite for the developer team to meet with us at our community garden so we can give them a tour and explain more about our community asset, our community and the wider use of our garden and gateway to Longford Park by Trafford and Manchester residents. This was promised by the developer team when we met prior to the first consultation but we have never received a proposed date for this to happen, which is disappointing.

Yours faithfully
Jan Marsden Chair, Trafford Ryebank Residents Association

(see below for appendices x 8)

Appendix 1 – Trafford Council Public Statement 2019

TRAFFORD COUNCIL STATEMENT ON THE RYEBANK ROAD DEVELOPMENT FRAMEWORK DATED JUNE 2019

Trafford Council is disappointed by the recently published Ryebank Road Development Framework and the way it has been produced. Apart from a Manchester City Council (MCC) consultation in 2017 there has been no further engagement with residents, or Council Officers, on the proposals which is frustrating considering the strong views expressed by the Rye Bank Road community. Irrespective of the fact that the proposed site is in MCC's boundary, full engagement by MCC and Manchester Metropolitan University (MMU) should have taken place with Trafford Council and local residents since the Framework identifies access to the northern part of the site from Rye Bank Road which is in the Trafford local authority area. The Development Framework has, in effect, been produced in isolation which is contrary to ensuring such a Framework can be effectively delivered with the support of all the local community affected by it.

The Development Framework identifies that the proposed development site would be split in two with the southern part of the site being accessed from Ryebank Road in MCC local authority area and northern part of the site to be accessed from Rye Bank Road in Trafford Borough. The Framework identifies that the northern part of the site has the capacity for between 70 to 80 2, 3 and 4 bed homes, while the southern part of the site has the capacity for 30 to 40 large family homes. Therefore the northern part of the site is taking the bulk of the proposed numbers of new homes and the scale of this development would have an adverse impact on the residents of Rye Bank Road in terms of traffic and noise generated from the construction phase, and the overall increase in traffic from the 70 to 80 additional homes; of which the exact number of parking spaces are not identified in the Development Framework. The impacts of increased traffic on the junction with Great Stone Road and on Great Stone Road as a whole, is also not addressed in the Development Framework. This is an area of concern in terms of increased traffic levels and pedestrian safety issues. The Council is of the view that there is no technical reason why the whole of the development could not be accessed from Ryebank Road to the south, leaving Rye Bank Road in Trafford untouched and thereby addressing a number of the concerns of the Council and local residents.

There are also serious concerns over the impact of the proposed development on the local landscape character of the northern part of the site. Longford Park is wholly within and managed by Trafford Council and while the Development Framework identifies increasing the permeability between the proposed development site and the Park, there appears to be no reference for the future management and maintenance of the boundary between the Park and the site. In addition, the proposed development would increase the use of Longford Park and the management of this increase, its impact on the Park and the overall relationship between the Park and the proposed development site is of concern to Trafford Council since these issues have not been fully addressed. It should also be noted that the Park is within the Longford Park Conservation Area which is given limited consideration in terms of the relationship between the Park and the proposed development site.



Trafford Council believes that the Ryebank Road Development Framework does not address the serious concerns of the residents of Rye Bank Road over the scale and impact of the proposed development on the northern part of the site. Therefore the Council does not support the proposals contained within the Development Framework, does not support the use of Rye Bank Road as the main access to the northern part of the proposed development site and does not support the extension of Rye Bank Road into the site.

Trafford Council's view is that the Ryebank Road Development Framework should be revisited by MCC and MMU and a full consultation undertaken with local residents and the Council.

Trafford Council Statement produced on 23rd July 2019.

Appendix 2 – Trafford Council's Response to the Original MMU Consultation 2017



**TRAFFORD
COUNCIL**

Manchester City Council
Albert Square
Manchester
M60 2LA

Richard Roe
Director of Growth and Regulatory Services

Trafford Council
1st Floor, Trafford Town Hall, Talbot Road
Stretford, Manchester M32 0TH
Email richard.roe@trafford.gov.uk
Telephone 0161 912 3149
www.trafford.gov.uk

Date 14th December 2017

Dear Sir / Madam

RE: Ryebank Road Development Framework

Thank you for giving Trafford Council the opportunity to respond to the consultation on the Ryebank Road Development Framework, which relates to a site adjacent to the Trafford boundary. It is understood that the site is in the ownership of Manchester Metropolitan University (MMU) and that the Development Framework consultation document has been prepared on behalf of MMU as landowner. The Development Framework presents four potential layout options for approximately 70 dwellings.

Trafford Council considers that the development of this site will have a direct impact on a number of Trafford residents, in particular those on that part of Ryebank Road which lies in Trafford borough. The Council has received a number of submissions from residents outlining their concerns, these can be summarised as follows:

- Concerns about any access to the site from Ryebank Road in Trafford
- Impact on Longford Park as a result of the development, including increased use of the Park, the relationship between the boundary of the Park and the development site, maintenance of the Park and the loss of open space
- Flooding and drainage issues in the Park which may be exacerbated by the proposed development at Ryebank Road
- Specific constraints associated with the water pipe which runs along Ryebank Road

In addition to the comments received from residents, Trafford Council also makes the following comments.

Access to the site

The Development Framework presents four potential layout options for the site, with most of the options appearing to propose access from Longford Road, as well as Ryebank Road in Trafford borough.

Unfortunately the Development Framework document (and the supporting consultation literature) is not clear in relation to the type of access being proposed at Ryebank Road in Trafford. In particular it is unclear whether or not it will be used for free vehicle access or whether it would be limited to pedestrian/cycle access and possibly emergency vehicles. Trafford Council considers that a pedestrian/cycle access only, providing enhanced connectivity to the surrounding area would minimise the impact on Trafford's residents and would help to deliver an integrated and sustainable development.

Notwithstanding the above, as further details emerge in relation to the scheme it will be important for the City Council to consult with Trafford Council as local highway authority to ensure that the scheme is deliverable in highways terms.

Longford Park

The site is adjacent to Longford Park and therefore any future development of the site will have an impact on this historic Park and will need to be assessed and where necessary mitigated. As part of this assessment, the City Council should be aware that the Longford Park Conservation Area Appraisal and associated Management Plan were adopted by Trafford Council on 31st October 2016.

Whilst the Development Framework makes reference to the existence of Longford Park and the ability of the potential residents to make use of this asset, it is important that the City Council notes that this Park is wholly within, and managed by, Trafford Council and is a key asset for local residents.

The illustrative drawings in relation to options 2 and 4 appear to suggest that there will be no physical boundary between the development and the Park and that the parkland will be extended to within the development, with footpaths providing direct access to the Park from the development. Trafford Council is concerned that there are no proposals included for the future maintenance of this new area of parkland given that Longford Park is wholly within Trafford.

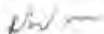
It is clear from the Development Framework that the development proposals for Ryebank Road are likely to increase the use of Longford Park and therefore appropriate mitigation, at Longford Park, for the increased use of this open space should be considered as part of any development proposal on the Ryebank Road site.

Whilst I appreciate that at this point in time there is no planning application before the City Council and that you are consulting on a framework and options for the site,

Trafford Council expects to be fully engaged in detailed discussions should a scheme progress. In particular Trafford Council should be engaged on matters of highways, developer contributions, heritage, landscape, open space and the boundary interface between Longford Park and the proposed development site. I would also advise that you engage at an early stage in the process with the Friends of Longford Park community group should the scheme progress.

Thank you once again for the opportunity to comment on the Development Framework and I trust that you will be in contact over the coming months in relation to this site, should it progress to the next stage.

Yours sincerely



Richard Roe

Director of Growth and Regulatory Services

Appendix 3 - Trafford Council's Response to the First Developer Consultation 2023



**TRAFFORD
COUNCIL**

Adrian Fisher
Director of Growth and Regulatory
Services
Trafford Council

1st Floor, Trafford Town Hall, Talbot Road
Stretford, Manchester, M32 0TH
Email: Adrian.fisher@trafford.gov.uk
Telephone: 0161 912 2000
www.trafford.gov.uk

Stepplaces & Southway Housing Trust
c/o Lexington, Queens House, Queens Street,
Manchester M2 5HT

Via Email:
ryebankfieldsconsultation@havingyoursay.co.uk

Date: 8 February 2023

Dear Consultation Team,

Ryebank Fields – Proposed Development

Thank you for the opportunity to comment on the development proposals for Ryebank Fields.

As you know, the fields directly adjoin the boundary of Trafford Borough and are currently an area of open space contiguous with Longford Park, one of the key recreational, community and historical assets of the area. Accordingly, any development in this location will impact on Trafford residents and our management of the park and its environs. Consequently, we consider it essential that plans for the future of the fields takes full account of this relationship.

At the outset Trafford Council wishes to express its objection to the principle of development in this location. Ryebank Fields has remained as open space for many years and remains an all too scarce green lung within the inner urban area of Greater Manchester. Its retention as a primarily open area would afford numerous community and health benefits, complimenting the adjacent Longford Park, whilst also avoiding some of the issues of access and development set out later in this letter. Accordingly we respectfully request you to reconsider the development of this land.

Turning then to the plans as currently outlined, Trafford Council has a number of specific concerns; these are detailed below.

The consultation plan identifies that the southern part of the site would be accessed from Ryebank Road in the Manchester City Local Authority area, whilst the northern part of the site would be accessed from Rye Bank Road in Trafford, which also immediately adjoins Longford Park in the Trafford Local Authority area. The plan indicates that the northern part of the site would accommodate the majority of the proposed new homes and also the community hub. No mitigation appears to be proposed to limit the impact of the development on residents or infrastructure in Trafford.

The scale of this development would have an adverse impact on the residents of Rye Bank Road in terms of traffic and noise generated from the construction phase, and the overall increase in traffic to the site. The impacts of increased traffic on the junction with Great Stone Road and on Great Stone Road as a whole, are not addressed. Limited information

has been provided on sustainable transport and how the development would link to and help to deliver the objectives of the various active travel schemes being delivered in Old Trafford, Stretford and Chorlton as part of the wider GM Bee Network. There are also concerns that overspill parking from the development could impact on Trafford roads, whilst the traffic management impacts of holding large events, including performances, at the proposed community hub are unclear. In addition, clarification will be needed over land ownership at the northern end of the site in relation to the land located between the end of the carriageway along Rye Bank Rd (where the adopted highway ends) and the Trafford / Manchester City border.

There are concerns over the impact of the proposed plans on the setting of the Longford Park Conservation Area and the Nico Ditch, the latter has been identified as a Non-Designated Heritage Asset. Little consideration has been given to the impacts of the development on these Heritage Assets. In particular, there are concerns about the impacts of new roads, hard landscaping, access points and structures at the interface with the Longford Park boundary and the existing belt of mature trees forming the western boundary of Ryebank Fields. There is further concern regarding the amount of new development proposed, including its density, height and massing and the potential for this to impact on key views within and outside the Conservation Area. At present the sense of open space beyond the Conservation Area boundary enhances its setting and this will be seriously eroded.

There are also considerable concerns over the impact of the proposed development on the local landscape character of the northern part of the site. Longford Park is wholly within Trafford and managed by Trafford Council and while the Ryebank Fields plan identifies increasing the permeability between the proposed development site and the Park, there appears to be no reference for the future management and maintenance of the boundary between the park and the site or how this integrates with the landscape masterplan for Longford Park as part of its National Lottery Heritage Fund project and bid. The land ownership boundaries will need to be established, as will any impacts on mature trees on the Longford Park boundary and any implications for the proposed de-culverting of Longford Brook through the park.

The development would also result in a significant loss of green infrastructure which is used by residents of both Trafford and Manchester. There is also no acknowledgement of the greater demand for the use of the open space at Longford Park and its facilities, or any mitigation proposed. The number of new homes to be provided is also likely to impact on health and education infrastructure in the Trafford Local Authority area and consideration has not been given to this.

I hope you will take account of these comments as proposals for the fields are progressed; should you wish to discuss any of the issues outlined, please do not hesitate to get in touch.

Yours sincerely

A G Fisher

Adrian Fisher
Director of Growth and Regulatory Services

Appendix 4 – Kate Green Statement of Support

Our garden has been visited and endorsed by Kate Green our former local MP, and Manchester Deputy Mayor for Safety and Stronger Communities – she issued this statement of support in 2019:

"As the elected Labour MP for Stretford and Urmston I pledge my support to local people campaigning to protect and enhance their communities in my constituency. It's impressive to see communities such as the one in my constituency on Rye Bank Rd, Trafford developing a beautiful community garden in their street supported by the local council, and clearly linked to some of the wonderful green spaces we have in Trafford such as Longford Park Conservation Area. Fighting climate change and preserving our planet on a global basis is reflected on a much smaller scale by communities such as these coming together and making their environment greener, safer and a healthier place for everyone to live. I fully support my constituents in striving to make positive changes to their locality and improving their health and wellbeing. I am delighted to see that residents in Rye Bank Rd have come together and taken such positive action in this way. Having visited the garden today and enjoyed the Christmas street party, I am absolutely clear that nothing should interfere with or threaten this important community initiative."

Appendix 5 - Councillors' Letter to MMU

Cllr Anne Duffield, Cllr David Jarman, Cllr Judith Lloyd
Longford Ward Cllrs
Trafford Town Hall
Talbot Rd
Stretford
M32 0TH

12th September 2019

Dear Michael,

Thank you for the letter to the Ryebank Road Residents Association that you copied to us. We have now had time to digest its contents and would like to respond to you.

In regard to the initial consultation, letters were sent to our residents in October 2017 only after we as local cllrs had alerted Firswood residents to the consultation. A couple of them attended one of the sessions and asked to be included. We are in no doubt that our residents were an afterthought for MMU and MCC. I fail to see how you can think otherwise.

We fail to also see how your preferred solution for access to the site is a dual one when you rightly say that there was "strong opposition" from Trafford residents to vehicle access to the north. How you go from this statement to a position of Trafford taking up to two thirds of the traffic is puzzling to us.

We also remain of the belief that this decision was arrived at to placate the residents of Chorlton and not because this would have been a preferred solution for the site.

Please can you outline for us how we can have faith in this next consultation phase when the "strong opposition" has been ignored in this initial consultation?

As we have stated, our residents have not been at the centre of the consultation. No consultation events took place in Trafford and at no point have cllrs been invited to meet with your consultants as those representing residents in Chorlton have. We are led to believe that cllrs in Chorlton had input into the Development Framework and that they assisted in the sign off of the document. If this was an equitable and fair process then can we ask why we were not invited to do the same?

You also completely fail to acknowledge that the Trafford side of Ryebank Road is a cul-de-sac and therefore you are attempting to fundamentally change the nature of the street. While you list traffic flows, any extra traffic at any type of day will change the street. You fail to discuss refuse lorries, utility and delivery vehicles, visitors and others. While this not be seen as much to you in your study this is very meaningful for the residents of a quiet cul-de-sac. It isn't all about numbers.

This is not the same as on the Manchester side and as C&W have clearly stated there is no technical reason why Manchester cannot take all the traffic and your letter is missing any other explanation as to why the traffic should flow into Trafford. The only reason this is your preferred option is not to

further cause upset and unrest for Chorlton residents. Not wanting to upset those residents is no reason to cause the stress and upset in Trafford that you are doing.

While you also say that your preferred development could explore a variety of options, by placing a very clear option in front of a developer with no alternative you are giving a very clear steer and a starting point for their thinking that has "strong opposition" from our residents. We ask that you include a very strong narrative within your invitation to developers that firmly explains that an option for all the traffic to enter to the south would be acceptable to you so they know that this is not ruled out before they begin the process begins.

We also feel that you are very careful in your language in terms of the difference between traffic and number of houses. We are not in favour of any traffic being brought through a northern access point.

Our view remains that if you are building affordable housing for the residents of Manchester they should have, and will expect, access to the roads to the south of the development. This is where their Council Tax will be paid and is how they should access their services.

In conclusion, our expectation is that our residents are now fully embedded within any future consultation process and we would expect this to take place well before any planning application is submitted and not only as part of that formal planning process. Please can you confirm that this is the case and that the democratically elected representatives on both sides of Ryebank Fields are treated in the same positive way over the coming months?

Thank you for taking the time to read this letter and we look forward to hearing from you.

Kind Regards

Cllrs Duffield, Jarman and Lloyd.

Longford Ward Cllrs

Trafford MBC.

Appendix G – Longford Councillor, Judith Lloyd, Statement In Support.

"I am fully supportive of the residents on Rye Bank Road. I do not wish to see any impact on the Trafford side of Ryebank Fields as a result of the proposed development which is fully in Manchester.

The Community Garden is a wonderful asset to the residents of the Rye Bank Road area and needs to be a permanent feature. It is a good example of the community coming together to take pride in their area. I would congratulate everyone who has been involved with this.

Green spaces are important for Health & Wellbeing and I know Ryebank Fields has been used by the community."

Appendix 7 – Longford Councillors' response to the developer consultation in 2023

Cllrs Sarah Haughey, David Jarman and Judith Lloyd

Trafford Town Hall

Talbot Road

Old Trafford

Stretford

Manchester

M32 8DG

We the Councillors representing Longford Ward, Trafford are writing in response to the development of Ryebank Fields.

As local Councillors we have been steadfast in supporting the residents of Rye Bank Road in Trafford. This road is a cul-de-sac and at the end the residents have developed a Community Garden with the assistance of Trafford Council. It is listed as an asset of community value. This has brought the community very much together and they have made a considerable contribution to the neighbourhood and the environment. An application for a play street has been sent to Trafford Council for Rye Bank Road.

We object to the current proposal to have a road accessing the north side that is Rye Bank Road. This is in Trafford and the proposal for housing is entirely within the Manchester Boundary. There is already another road to the south side. We would request an alternative exit to be available in Manchester and we believe this is an option.

We would request that there is no access to lorries, and related vehicles on the Trafford side as this would cause severe disruption. If another road was used on the Manchester side this would mitigate the effect of the redevelopment.

We understand residents' concerns about asbestos removal and any other contaminants on the land at Ryebank Fields and ask that residents are informed when and if the land is decontaminated safely. They are rightly concerned about the impact on the health of residents and children in the vicinity.

Green space is important in all Councils' Wellbeing strategy and this loss is felt keenly. We understand that the development includes landscaping, but this does not compensate for the loss of a considerable amount of what has been a green amenity well used over a considerable number of years.

As Councillors, we would also like to draw your attention to the border with Longford Park. There are some rare trees on that border, and we would ask you consult with Friends of Longford Park to minimise any impact in that area.

Sarah Haughey, David Jarman and Judith Lloyd

Councillors Longford Ward

Appendix B - Publicity to Chorlton Residents

This lack of notification and publicity to stakeholders on the Trafford side is in stark contrast to the levels of notification, publicity, engagement and consultation with Chorlton residents.

A summary of this is as follows:

- Local Chorlton magazine, "Open Up Chorlton," delivered to 6000 homes in Chorlton - in both August and October 2017
- Manchester City Council ("MCC") press statement
- Information on MCC website and the link to it was shared with Chorlton community contacts, the Chorlton twitter account (1600 followers), and retweeted by colleagues and Chorlton councillors.
- Letters were sent to Chorlton residents living close to Ryebank Fields
- Flyers were distributed at Chorlton tram stop
- Flyers were distributed to four primary schools who sent them to parents via pupil post
- Approx 1000 flyers distributed to local shops, pubs and businesses in Chorlton for distribution to their customers
- Information was put on permanent display in Chorlton library
- Information was provided in at the Barlow Moor Community Centre in Chorlton Park ward

Friends of Ryebank Fields

Friends of Ryebank Fields

Email: ryebankfieldsfriends@gmail.com

Date: 31.10.24.

To: StepPlaces & Southway Housing

Dear Proposed Developer Team,

Ryebank Fields – Proposed Development

Thank you for the opportunity to comment on the development proposals for Ryebank Fields. This is our formal response to the proposed development as detailed in your Consultation presentation published 9.10.24.

As a formally constituted body representing residents and nature lovers further afield, Friends of Ryebank Fields (FORF) are fundamentally opposed to your own and any other proposals to 'develop' Ryebank Fields, regardless of the detail. Our campaign slogan remains – "Not One Blade Of Grass".

In our opposition to the sale by MMU of Ryebank Fields for development, we are in alignment with the 78% of respondents to your Feb 2023 consultation (across all tenures including renters) who opposed your plans - as a matter of principle, not detail.

We have much to say about the reasons for opposition and at the same time they can be summarised quite simply;

- Ryebank Fields are an irreplaceable, passively rewilded community green space, home to multiple species of flora and fauna living in a maturing ecosystem that has developed over decades and is continuing to evolve.
- Ryebank Fields are a much loved outdoor community resource – with decades of local history and culture attached, and a strong sense of connection to the land.
- They are a significant carbon sink, heat sink (having a cooling effect in summer), have air cleaning qualities and act as a natural flood attenuation 'sponge'. These 'ecosystem services' they offer are increasingly important in mitigating the local impact of global climate disruption, such as increased rainfall and pluvial flooding, hotter summers, and their air quality impacts are important in this neighbourhood of otherwise significant air pollution next to a primary school.
- Ryebank Fields are Greenfield land, as confirmed in a number of official sources, and there are existing Brownfield sites yet to be developed even within the local area, eg 200 homes at Chorlton District centre, and 1000s of new homes nearby in Old Trafford and Stretford. The City Council's SHLAA identifies an excess of 30% of Brownfield land available for housebuilding as against Government housebuilding targets.
- The Manchester Core Strategy and associated Open Spaces audit highlighted a significant 'nature deficit' in South Manchester, and the need to preserve natural and semi natural green spaces, particularly those with community involvement.
- The draft Manchester Local Plan consultation in 2020 received an overwhelming response that Ryebank Fields should be protected as a Local Green Space, and this was noted in MCC's own report on that consultation as the single most important message coming out of that Citywide consultation.

- We believe the land should be designated as a Local Green Space in recognition of its beauty, historic significance, recreational value, tranquility and richness of wildlife. Alongside this we would love to see our Higher Education institutions recognise and make use of Ryebank Fields as a priceless and unique resource for research into the many aspects and outcomes of passive rewilding in an urban context.

COMPLAINT ABOUT THE CONSULTATION PROCESS

We assert that MMU's proposed developer team's second consultation has not been carried out with their stated intention 'to be open and transparent' in the consultation process, for the following reasons, summarized here

- The process of the consultation was opaque and the online focus disenfranchised many residents and others within the Ryebank Fields community who do not operate within a technology driven world;
- those who had signed up to the developers' mailing list were not given adequate notice to participate in the live webinar;
- the webinar Q&As were not visible during the webinar, even to the panel, and not all the questions submitted were shared on the Webinar Q&A link on the website as was promised.
- the recorded webinar continues to deliver misinformation about the planning status of the land to any subsequent viewers, referring to it incorrectly and thus misleadingly as Brownfield. A retraction published following repeated requests to do so continues to exclude material information about its Greenfield status, stating instead that it is designated as a 'natural and semi natural open space';
- delivering a leaflet to 7k households, when 25k residents live within a fifteen minute walk of Ryebank Fields was inadequate.

Yours sincerely,

The Committee of the Friends of Ryebank Fields

Adrian Fisher, Director of Growth and Regulatory Services (Trafford Council)



 **TRAFFORD COUNCIL**
COUNCIL CHAMBERS, 1ST FLOOR, TALBOT ROAD, STRETFORD, MANCHESTER, M32 0TH
Tel: 0161 275 3000 Fax: 0161 275 3001 Email: info@trafford.gov.uk Website: www.trafford.gov.uk

Adrian Fisher
Director of Growth and Regulatory Services
Trafford Council

1st Floor, Trafford Town Hall, Talbot Road
Stretford, Manchester, M32 0TH
Email: Adrian.fisher@trafford.gov.uk
Tel: 0161 275 3000 Fax: 0161 275 3001
www.trafford.gov.uk

Step Places & Southway Housing Trust

Via Email:
ryebankchortons@havingyoursay.co.uk

Date: 22 October 2024

Dear Consultation Team,

Ryebank Fields – Proposed Development – October 2024

Thank you for the opportunity to comment on the development proposals for Ryebank Fields. I would like to respond on behalf Trafford Council. This response has been prepared following discussions between Ward Councillors, the relevant Executive Member and correspondence from Trafford residents. It represents the view of Trafford Council as a whole and not merely in our role as an adjacent Planning Authority.

As a Council we recognise that changes have been made to the proposed development – and that a clear effort has been made to accommodate some of the comments made by ourselves and other parties during the previous consultation.

However the fact remains that the proposed development involves the loss of rare urban greenspace which has been widely used and enjoyed by Trafford residents alongside those in Manchester. Consequently the Council's position remains that the land should not be developed and that the benefits accrued by building more homes is not outweighed by the harm of the lost open space amenity.

However should Southway, its partners and Manchester City Council consider that development is acceptable in principle then we would wish to ensure the area is developed in the best possible way.

Turning therefore to the plans as currently outlined, Trafford Council has a number of specific comments to make on the plan, these are detailed below.

The latest consultation plan identifies that two points of vehicle entry into the site are proposed, the southern part of the site would be accessed from Ryebank Road in the Manchester City Local Authority area, whilst the northern part of the site would be accessed from Rye Bank Road in Trafford, which also immediately adjoins Longford Park in the Trafford Local Authority area.

At the present time we are unclear as to why all of the development cannot be accessed from the Manchester side – and there doesn't appear to be a clear case as to why access from both sides is necessary.

Notwithstanding that, Traffic and parking surveys were recently completed and an initial review of the results by the Trafford Local Highway Authority suggests that there is capacity

within the existing highway network to accommodate the forecast number of vehicle movements at the Rye Bank Road junction. However, a detailed transport assessment would need to be provided with any subsequent planning application as would highway engineering design drawings for all proposed highway works on the Trafford side, to include any proposed traffic calming measures (it is noted that the consultation documents reference the potential to implement traffic calming on local roads). Also required would be vehicle tracking diagrams, a Stage 1 Road Safety Audit and clarification as to whether the existing permit holders only event day parking scheme would be extended into the proposed development (the developer would be required to fund the TR0 review and associated works).

However, based on the high level information available as part of the current public consultation, nothing has been seen at this stage which would indicate a potential severe or unacceptable impact to the highway or road safety; however, this should not be interpreted as confirmation that the proposals will be accepted by Trafford. Comments submitted in response to any subsequent planning application will reflect the information provided at that time, with particular regard to the technical assessments and proposed access arrangements. One aspect which we would wish any application to consider carefully is the routing of construction traffic—so as to avoid impacts on the northern section of Ryebank Road.

Limited information has been provided on sustainable transport and how the development would link to and help to deliver the objectives of the various active travel schemes being delivered in Old Trafford, Stretford and Chorlton as part of the wider GM Bee Network. The matter of providing a proposed vehicle access located within privately owned land, at the location of the existing community garden, would not be a consideration in highway terms.

However, clarification will be needed over land ownership at the northern end of the site in relation to the land located between the end of the carriageway along Rye Bank Rd (where the adopted highway ends) and the Trafford / Manchester City border. Within this is a Community Garden which is an Asset of Community Value and the loss of this is a material consideration in the determination of the planning application. It is noted that there appears to be an intention to re-locate this within the Ryebank Fields development however insufficient consideration has been given as to how this would operate and be managed and what safeguards would be in place to ensure the garden was usable by the community within the Trafford Local Authority Area who originally created it.

The retention of the Aspen Grove on the northern boundary of the site is welcomed as is the retention of additional woodland and perimeter trees to Longford Park. However, there are concerns over the potential impact of the building identified as 'Housing for Adults with Autism' and associated extensive car park in the south-western corner of the site, on the setting of the Longford Park Conservation Area. The scale of this building is unknown at this stage and would need careful consideration. Notwithstanding this, the principle of siting the building in such close proximity to the boundary with Longford Park is a significant concern. At present the sense of open space beyond the Conservation Area boundary enhances its setting and this will be seriously eroded in this corner of the site. In addition, the access to the park at this point is proposed to be upgraded to create a 'gateway' to the park and the close siting of this building will compromise this.

Further information would be required regarding the scale, height and massing of the proposed new buildings on the site and the potential for this to impact on views within and outside the Conservation Area.

The identification of the Nidd Ditch, which has been identified as a Non-Designated Heritage Asset on the latest layout is welcomed. However, the actual treatment of the Nidd Ditch and the impact of the proposed development on its setting remains unclear.

Longford Park is wholly within Trafford and managed by Trafford Council and while the Ryebank Fields plan identifies increasing the permeability between the proposed development site and the Park, there appears to be no reference for the future management and maintenance of the boundary between the park and the site or how this integrates with the landscape masterplan for Longford Park. The land ownership boundaries still need to be established, as will any impacts on mature trees on the Longford Park boundary and any implications for the proposed de-converting of Longford Brook through the park.

Comprehensive contaminated land investigations and remediation would be expected to be carried out by competent persons in accordance with the relevant guidance.

The development would still result in a significant loss of green infrastructure which is used by residents of both Trafford and Manchester. There is also no acknowledgement of the greater demand for the use of the open space at Longford Park and its facilities, or any mitigation proposed. The number of new homes to be provided is also likely to impact on health and education infrastructure in the Trafford Local Authority area and consideration has not been given to this.

I hope you will take account of these comments as proposals for the fields are progressed; should you wish to discuss any of the issues outlined, please do not hesitate to get in touch.

Yours sincerely,

A G Fisher

Adrian Fisher
Director of Growth and Regulatory Services

Longford Ward Councillors (Trafford Council)

Longford councillors response to Ryebank Fields consultation – October 2024

Longford Ward Councillors are responding to the current proposals of Ryebank Fields Consultation. We acknowledge changes have been made to the proposed development, as a result of previous consultations.

The proposed development involves the loss of rare urban green space, utilised by both Manchester and Trafford residents. We are of the opinion that the land should not be developed.

As this is a Manchester development, we are concerned about the impact on Trafford residents, as there are two access roads, north and south. There is no clarification as to the necessity for an access road on Rye Bank Road to the north in Trafford.

If an application is submitted which proposes a vehicular access on the Trafford side this would need to be accompanied by a traffic assessment with detailed proposals of traffic movements along with specific proposals on traffic calming measures in the immediate vicinity.

There are certain aspects of the scheme which would need to be resolved before any permission is granted. The ownership of the strip of land at the end of Ryebank Road would need to be resolved. The integrity of the Community Garden which was created by the residents of Ryebank Road and with the help of Trafford was designated an Asset of Community Value in 2020 needs to be maintained. There is a suggestion that this could be just moved but insufficient thought appears to be given to this and no adequate safeguards made.

In relation to potential construction traffic this should not be allowed to access the site from Ryebank Road Trafford side. The road is too narrow and it is entirely a Manchester CC development and there should be no construction traffic or traffic from the remedial works accessing or leaving via a small cul-de-sac.

There is also the issue of the level of contamination on the site and this would need to be decontaminated safely with no impact on the residents

As there is still a lack of clarity with the boundary with Longford Park any development would need to be well set back from the line of trees to avoid any encroachment at least until any boundary lines can be established.

Please take all of these points into consideration when dealing with this application.

Cllr Sarah Haughey

Cllr David Jarman

Cllr Judith Lloyd

Katy Isaac:

From: Richard.Dickson@nsw.gov.au
Sent: 27 November 2024, 2:00pm
To: [REDACTED]
Subject: Re: Message from Richard Dickson, Dickson & Brown

DATE: The email was sent from Tuesday, 27th November 2024, 2:00pm (GMT+0800).
SENT: 27 November 2024, 2:00pm (GMT+0800).
TO: [REDACTED]
FROM: Richard.Dickson@nsw.gov.au
SUBJECT: Re: Message from Richard Dickson, Dickson & Brown

Details:
Name: Richard Bond – official submission for residents of Longford Park
Email: richardbond0000@gmail.com
Residence: M.254E
About you:
Where are you presently? / Where not to say:
What are the following best describes your living circumstances? / What are the following your thoughts:
The proposals are an improvement on the previous schemes: Strongly Oppose
The plan for 120 homes at Ryebank represent an inclusive and diverse new community making it a good for future generations: Strongly Disagree
Have you any:
The community green spaces and retention of the majority of the woodland in the site, the 120 homes, will deliver a sustainable environment for all to enjoy: Strongly Oppose
Overall, I support the decision of the new neighbourhood included in the proposed Longford Park Development (any other thoughts about the proposals): OFFICIAL SUBMISSION BY RESIDENT OF LONGFORD PARK (RUP)
We Chair of RUP, I wish to state that RUP remain resolutely opposed to any building proposals, whether the current proposals or any others. We object not only in principle to the development taking place but also to the impact on the Park itself, which follows from our view of THE PRINCIPLE OF DEVELOPMENT
We object in principle on the following grounds:
• The site is officially designated as greenfield, and there are a number of brownfield sites in the area that could accommodate the required housing – and indeed this is a presumption for land government funding for development to take place on brownfield sites.
• RUP submitted feedback to the 2020 MCG consultation on the Local Plan, and called for Ryebank Fields to be designated as a Local Green Space, and this call was adopted by a grassroots vote resulting in a very clear expression of support for such designation.
• While Longford Park is not typically for public paths (lack of biodiversity), Ryebank Fields has recently rewilded, allowing a wide range of flora and fauna to become established, much of which would be lost if the proposed development goes ahead.
• The proposed treatment of the Murr Ditch is completely unacceptable for a significant archaeological site which clearly you have not researched in depth
THE IMPACT ON LONGFORD PARK
At a time when the Park is set for investment of over £6 million, it is unacceptable to the Friends who work so hard to protect the Park – to see how your proposals would impact on the Park (the whole of which is a Conservation Area).
• Our Murr Drainage here is an invaluable 'green' boundary on the eastern side of the Park. The historic (most popular) one of which is a rare black poplar was planted at the direction of Ensigns (Colonial) around 1880, and since then a hedgehog (and wildlife corridor) has become established along this boundary, in a Park that lacks much in the way of biodiversity. This boundary is the most important

amount with a point made in the submission to the National Lottery Heritage Fund. The boundary is yellow (due to Harford's Conservation Officer) who is particularly keen that the vistas up and down the green margin of the Park are preserved, and that this is not spoiled by any development.

• Your proposals however would have a major impact on this boundary area. From the frequent references to the access to 'Avenue' of the Park, and the marking of what seem to be a serious path through the boundary – which moreover may be a flytunnel point, as you are proposing for this access route – this boundary appearance and wildlife corridor would be significantly compromised.

However, if you seriously want to remediate the site, how can this be done without compromising the roots of the boundary 'people'?

• The proposals appear to downsize the drainage capacity for the schemes, despite the fact that way is a built water table in Ryebank Fields. As was also said at the Webinar, Longford Park is long a built water table, and indeed a number of houses in the Park are directly impacted by this, and I would concern you proposals would exacerbate the problem – whereas retaining the surface you would allow the fields to function as a sponge, as it does at present.

• I was very concerned to hear at the Webinar and at the subsequent meeting you held with our members of Friends of Ryebank Fields, including myself, that there was a possibility of contamination being carried into the Park via leachings. This has never been mentioned as an issue by the Friends previously. What evidence is there for this, and why have we not been informed?

• As a more general point, I would highlight that despite the frequent attempts made by FOL to highlight our concerns to MMU, Trafford Council and the developers/landowners, we have not been involved in any meaningful discussion on these issues.

Date: November 7, 2024

Time: 9:03 pm

Page URL: <https://www.mindillon.com/>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/120.0.0.0 Safari/537.36

Referrer: IP: 193.103.108.107

Powered by: Elementor

Park Square Residents

F40, Ryebank Fields SCI Solicitors/Housing Trust

17 November 2023

To whom it may concern,

Response to the second public consultation re: proposed development of Ryebank Fields

Thank you for the opportunity to respond to your development proposal. This document is compiled in association with Trafford residents bordering Ryebank Fields along the Northern border, in response to this current public consultation on the proposals for the Ryebank Fields development. This is furthermore the meeting that took place on October 28th with some of these residents, which as agreed was not a formal record of our feedback.

General objections and justifications to not develop are listed below...

1. Firstly, we must state that we object to any development on Ryebank Fields, which has been officially recognised by The Strategic Housing Land Availability List and the Cabinet Officers as a Greenfield site.
2. Ryebank Fields is an invaluable resource of Green Open Space, well used and much loved by the surrounding communities of the Trafford and Manchester boroughs and wider afield.
3. Ryebank Fields is a substantial carbon sink, with its abundance of woodland sucking in the polluted air and breathing out clean oxygen. As has been demonstrated during air quality testing.
4. The intricate web of tree roots from the multiple woodlands and large swathes of grasses act as a sponge, minimising flooding in an area with a recognised high water table.
5. The existing trees, mature or otherwise, must be retained for the sake of the established biodiverse environment that is currently thriving in a city with the worst levels of Green Space in Europe.
6. There exists a thriving and rich wildlife of birds, mammals and a wide variety of insects that has developed over decades and which should be protected.
7. Regardless of any planning proposal, we would request that the Aspen Grove is designated as a Tree Protection Zone.
8. We were grateful to be met by members of the Project Team, but despite many questions being asked over the hour-long meeting, many of these questions were deferred to being answered in the developer's planning application.
9. Therefore, we remain deeply concerned by the proposed development that remediation of Ryebank Fields will cause short-term and long-term health problems to ourselves and our children in the uplift and removal of significantly dangerous substances, including toxic gases and asbestos.
10. Without elaboration of the latest survey reports, we must default to the previous full report on the state of the land that was commissioned by MMU, which was a damning report stating that the land is filled with gas pockets and asbestos, and therefore not suitable to build on.
11. Asbestosis, amongst other potential diseases, remains a very real concern for us bordering residents, not least the many young lungs of our children that live and school next to Ryebank Fields.
12. Potential leaching of dangerous substances into neighbouring properties, as raised by Hari Dhirajwal (Stag Place) and discussed during our meeting, of course also remains a significant concern and represents another important reason why this development should not be granted approval.

13. We are completely opposed to any Trafford road access as this will negatively impact on traffic levels trying to exit Five Bank Road onto Great Stone Road, adding over 60 cars for residents and visitors, deliveries, bin lorries and development traffic (including lorry after lorry of asbestos filled soil).
14. We object to any Trafford road access both short-term, during the construction phase of the proposed development and long-term, as part of the completed development.
15. Any increased traffic levels will only further increase the dangers to pedestrians attempting to cross Great Stone Road from Five Bank Road. A necessary task many residents must engage with on a daily basis on the journey to school, which is already a dangerous and incredibly busy junction.
16. It has long been documented that MMU transport consultants confirmed there are no technical restrictions why all vehicular traffic could not access the site from the South of Ryebank Fields, i.e. from Manchester CC. There is therefore no justifiable reason to propose access from the North, i.e. from Trafford MBC.
17. Any proposed access via Trafford Five Bank Road would represent the destruction of our much loved Community Garden. We strongly object to the removal of our community hub which has been recognised as an Asset of Community Value.
18. We reject the suggestion that our Community Garden could be relocated into a Manchester borough, as this would then not be our own Community space but some other community's.
19. The proposed Over 55s apartment block proposes an ever oppressive mass of uninterrupted building presence, in complete opposition to the existing bordering Trafford house design which is unacceptable.
20. During our meeting on 28/10/24, it was confirmed that the North elevation is proposed to be 30m wide by 11m high. This is in stark contrast to our own properties which are generally 8.5m wide by 7.5m high. This would have a significant reduction to our existing light levels at our South elevation and garden, particularly during the low sun of the winter months.
21. At three stories high, there is also a significant potential of being overcast by during the summer months when there are no leaves on the trees to the Aspen Grove and bordering trees.

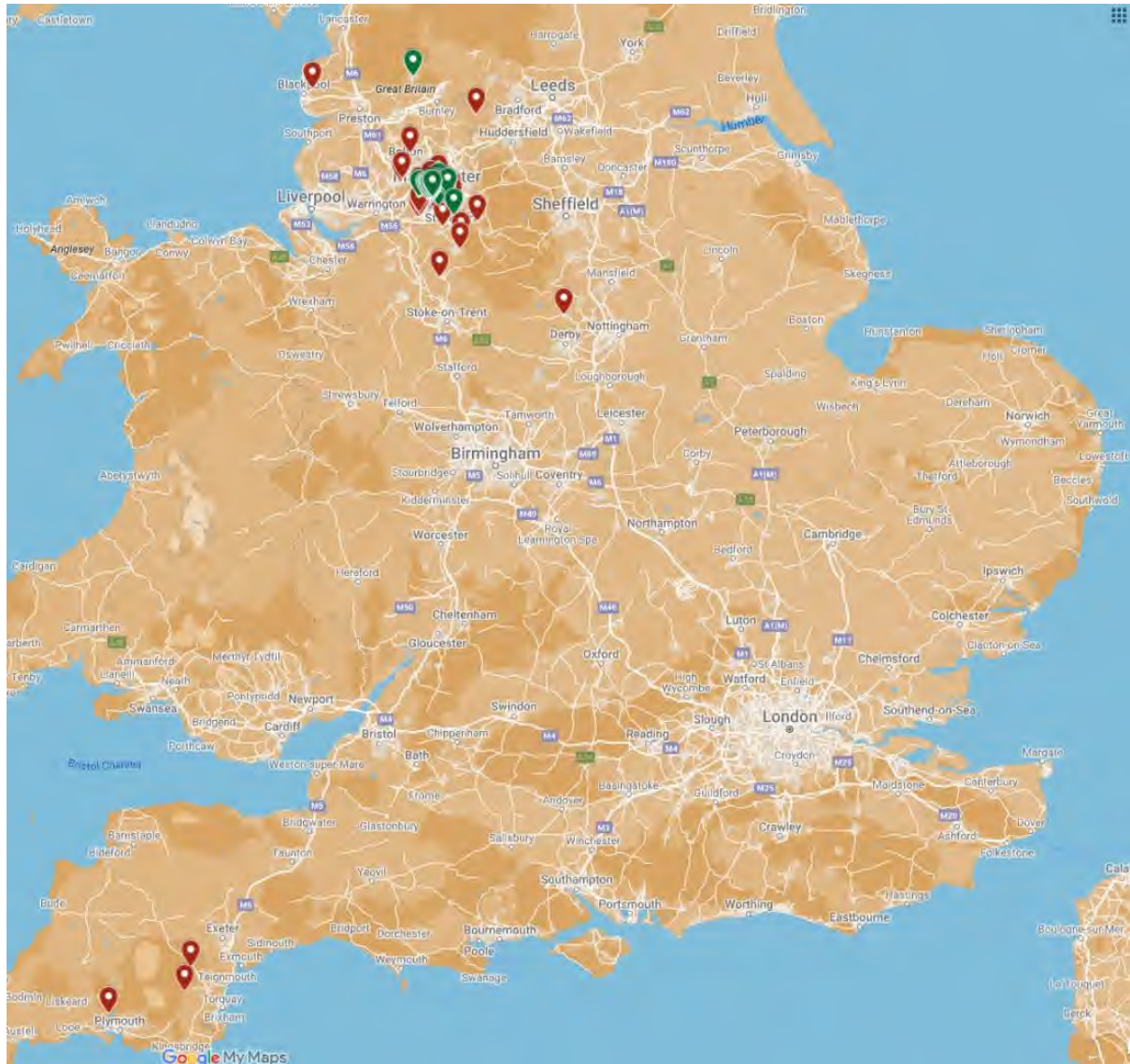
Kind regards

Carl Townsend (4 Park Square) and bordering Trafford residents

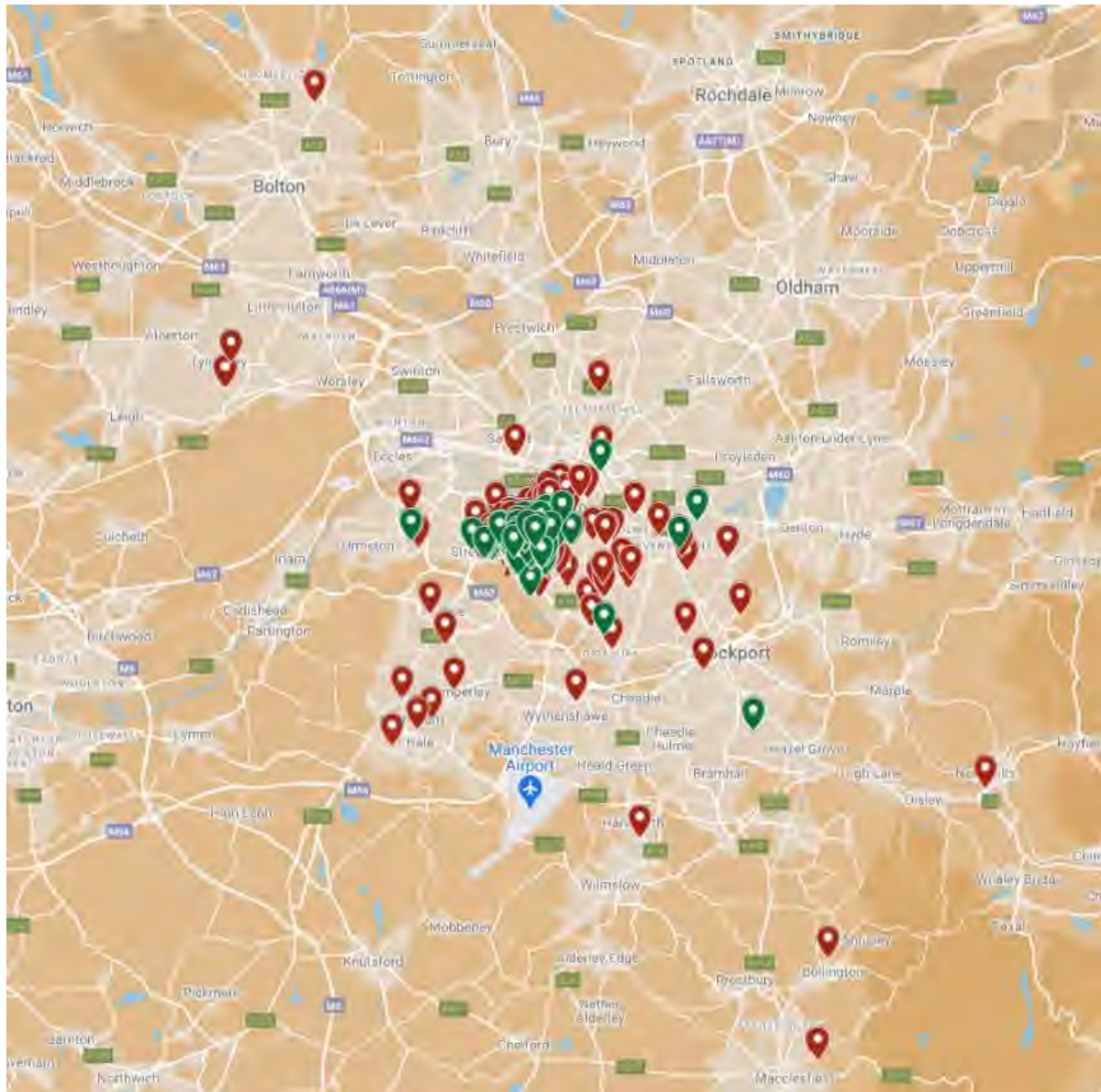
Appendix T - Consultation Stage 2: Mapped postcodes of responses

Full geographical scope of responses

- Red – opposed
- Green – support



Geographical spread – GM Level



Geographical spread – Local

