



Ryebank Fields - Statement of Community Involvement

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

February 2025

RYEBANK

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1.0 Executive Summary

1.1 Scheme Overview

This Statement of Community Involvement (SCI) has been prepared by Lexington on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University (The Applicants), in support of a full planning application for a comprehensive housing development of the Ryebank Road site in Chorlton, Manchester. This is a full Application with detailed layout, scale, appearance, access and landscaping for 120 residential units.

The site is owned by Manchester Metropolitan University, who in 2019, decided to sell the land to a suitable developer as part of its strategy to consolidate onto a single, sustainable, city campus. The University selected a partnership between Step Places and Southway Housing Trust as the preferred developers, which was announced in 2022.

Step Places and Southway Housing Trust, referred to throughout as the development team, have committed to delivering a thorough programme of consultation to ensure that the community is fully informed of the plans and presented with an opportunity to help shape the final proposals. To that end, Lexington, a specialist communications consultancy, was instructed to undertake a pre-application consultation and engagement programme on behalf of the development team.

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

- 120 high quality new homes delivered as mixture of affordable, co-housing, private sale, and designated for independent, autistic young adults
- 35% of homes will be affordable, age-friendly homes to help over 55s to live independently
- Creation of an intentional co-housing community with local co-housing group, MICO
- 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 opportunities for wellbeing, education and play as part of the new community

1.2 Our Approach

Lexington has carried out a robust programme of pre-application consultation in accordance with national and local guidelines (outlined in Section 2.0). The two-stage consultation process was comprehensive and inclusive, incorporating both digital and traditional elements, to encourage participation and that that fully adhered to all statutory requirements. This document includes:

- An overview of the engagement carried out with local stakeholders, including information on meetings and the key takeaways over the two years.
- Information on the two consultation periods, including methods undertaken to promote them, including leafleting, social media advertisements and dedicated project website, press coverage, in-person and online exhibition events and methods for feeding back.
- Detailed analysis of the feedback received during the two consultations, with key themes and comments received, as well as the response to issues raised by the development team.

2.0 Planning and Guidance: Role of Community Involvement

Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, the Ryebank development team has sought to consult with interested parties comprehensively over a two-year period, in line with policy and guidance concerning community involvement in the planning system.

2.1 Government Planning Policy

2.1.1 The Localism Act 2011

The Localism Act seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities and Local Government's Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."

The Act outlines that applicants must notify the local community about their proposals and *"bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."* It goes on to state that the publicity must explain how the applicant can be contacted by those *"wishing to comment on, or collaborate... on the design of, the proposed development"* and that applicants must consider the feedback received by having *"regard to any responses to the consultation."*

2.1.2 National Planning Policy Framework 2024

In December 2024, the Ministry of Housing, Communities & Local Government released its updated National Planning Policy Framework (NPPF) in response to the recent consultation on updating the proposed reforms to the planning system. The document seeks to achieve sustainable development with three overarching objectives: an economic objective; a social objective; and an environmental objective.

The NPPF sets out guidance in relation to pre-application engagement and front-loading. Paragraph 39 sets out how early engagement in the planning process has significant potential to improve the efficiency and effectiveness of the planning application system for all parties involved in planning applications. The ambition of this guidance, therefore, is to enable better coordination between public and private resources and create improved outcomes for the community and developer.

The policy goes on to state that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

2.1.3 National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. With regard to consultation and community engagement, the NPPG notes:

“Early and timely engagement between developers, statutory consultees and local authorities at the pre-application phase is important in helping to address issues and opportunities early on and avoid delays occurring at the formal application stage”. (para. 15-013-20190722).

The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members and local people, with the level of engagement proportionate to the nature and scale of the proposed development.

2.2 Local Planning Guidance

2.2.1 Manchester City Council Statement of Community Involvement

On 11 June 2018 Manchester City Council adopted a refreshed Statement of Community Involvement (SCI) which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester.

The document states that for significant development proposals, the Council encourages developers to consult with the community before they submit a planning application as it is:

“...beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted.”

2.2.2 Trafford Metropolitan Borough Council’s Statement of Community Involvement

The planning application has been submitted to Trafford Metropolitan Borough Council (TMBC) as well, due to a portion of the application falling within its administrative boundaries. As such the development team also aligned expectations of community consultation with this authority.

Trafford Council adopted its Statement of Community Involvement (SCI) in August 2021. Between Sections 5.8 and 5.10, the document provides broad guidance on how landowners and developers should undertake pre-application community consultations and how they should engage with communities in respect of planning proposals.

With regards to consulting, the document notes that:

“The Council does encourage all developers of major, significant or contentious applications to undertake consultation with the local community and relevant agencies, such as Highways England, the Environment Agency and Transport for Greater Manchester, prior to the submission of a planning application,” adding that *“Council Officers will encourage developers to engage with the local community”*.

“A Record of Community Involvement should form part of any subsequent planning application that has been the subject of pre-application consultation. This should include details of all publicity carried out, including a record of all persons or bodies consulted or who attended virtual meetings, a record of representations received and the developer’s response to them”

2.2.4 Places for Everyone

Places for Everyone is the joint development plan for nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). It determines the kind of development that takes place in the boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It was formally adopted in March 2024.

Whilst land at Ryebank is not an allocation within Places for Everyone, PfE now forms part of the statutory development plan for Manchester and Trafford and will be highly relevant to the determination of the planning application. The expectation for community guidance is that masterplans should be developed in consultation with the local community and other stakeholders.

2.3 The Applicants’ Approach

Over a period of more than two years the development team has undertaken a robust and comprehensive programme of engagement and community consultation on the plans for Ryebank. The approach has adhered to the guidance outlined in the Localism Act 2011, the NPPF, the NPPG and Manchester City Council’s SCI, as well as industry best practice and the expectations set out by local elected officials and Council officers.

This document confirms to Manchester City Council and Trafford Metropolitan Borough Council that the above requirements have been met for the proposed development at Ryebank. The development team recognises the value of effective consultation prior to submission and engagement will continue in the post-submission phase with the local community and stakeholders.

3.0 Early Engagement

The development team were committed to delivering a transparent, inclusive and robust programme of stakeholder engagement and community consultation in collaboration with site landowners Manchester Metropolitan University.

Engagement was informed by the adopted engagement guidelines and policies, but also reflective of the previous consultation undertaken on the draft Development Framework in 2017, which was then adopted in 2019.

During that period, the site ward members for Chorlton (MCC) set out key requirements for any development that took place, which specifically asked for a 'commitment to an open and participatory development process that listens to the local community'.

That is why Step Places and Southway Housing Trust sought to inform the community from the outset. Upon the announcement of the preferred developers in summer 2022, a holding webpage was created which provided high-level information on the plans and the development team bring the site forward, as well as providing the option to 'stay updated' where individuals could register their email for e-bulletins as the programme continued. Copies of this can be found in **Appendix A**.

Comprehensive early engagement with local stakeholders then progressed prior to the launch of the consultation. The development team contacted these stakeholders in October and November 2022, to introduce the project team and the proposed scheme, and to set out the approach to consultation to ensure it met all expectations of community engagement and took learnings from issues that had arisen previously.

During this time, meetings were held with the following representatives, alongside members of the development team:

- Jeff Smith MP (Lab, Manchester Withington)
- Chorlton ward councillors (Manchester City Council)
- Councillor Gavin White (Lab, Old Moat) – Executive Member for Planning at MCC
- Chorlton Community Land Trust (CCLT)
- Bronwen O'Donoghue – Headteacher of St John's RC Primary School
- Longford ward councillors (Trafford Council)
- Manchester Intergenerational Co-Housing Group
- Councillor Joanne Midgely (Lab, Chorlton Park) – Deputy Leader MCC
- Kate Green – then MP for Stretford & Urmston
- Trafford Rye Bank Residents Association
- Friends of Ryebank Fields (FORF)

It was made clear to all stakeholders that the development team would be adopting a two-stage consultation process to gather as much information as possible from the local community, as well as being available throughout the evolution of the planning process via several direct means, which are explained in more detail in Section 4.3.

The consultation programme was specifically designed to invite community feedback and get involved in the scheme as it evolved.

4.0 Community Consultation Stage 1

4.1 Consultation Approach

Following this period of engagement, the development team issued a leaflet in December 2022 to inform the local community that the engagement had occurred and offering early notification of the upcoming consultation in the new year. The leaflet was hand-delivered to approximately 7,500 properties in the area. A copy of the leaflet and the distribution area can be found in **Appendix B**.

The first stage of consultation launched on Monday 23rd January and closed on Friday 10th February 2023, providing the community with just under three weeks to provide their feedback.

The consultation invited comments from the community and local stakeholders on the proposals for new residential and community space. To ensure the consultation process was accessible to all interested parties and groups in the area, several activities were employed, including:

- Engagement with local community representatives
- Leaflets to nearby residents and local businesses
- Press release to local media
- Consultation website
- Consultation email
- Consultation freepost address
- Freephone community information line
- Public exhibitions
- Social media

Details of these methods and activities are outlined in subsequent sections.

4.2 Consultation Promotion

4.2.1 Leaflets to nearby residents and local businesses

A leaflet was distributed to the same 7,500 residential and business addresses closest to the site on Monday 23rd January 2023, to publicise the public consultation launch and promote the community exhibition. The distribution area covered properties within both Manchester City Council and Trafford Borough Council boundaries and ensured that those most likely to be interested in the proposals, i.e., those closest to the site, were made aware of the consultation and had the opportunity to submit their feedback on the plans.

The leaflet provided an overview of the scheme and what it would deliver, the consultation period and the methods to feedback on the plans. A copy of the leaflet can be found in **Appendix C**.

4.2.2 Press release to local media

A press release was issued to the below local media outlets to promote the consultation:

- Manchester Evening News
- The Manchester Mill
- The Messenger
- The Manc
- Place North West
- Insider Media

Subsequently, coverage was published in the following outlets during the consultation period:

- Place North West – ‘Consultation Ryebank Fields overhaul moves forward’ – [link to article](#)
- Messenger - ‘Plan for more than 100 homes next to Longford Park on Ryebank Fields’ – [link to article](#)
- Insider Media – ‘Consultation launches on Chorlton Neighbourhood’ – [link to article](#)
- Manchester Evening News – ‘Furious protestors who camped for over a year slam latest greenwashing plans at Ryebank Fields’ – [link to article](#)
- The Manchester Mill – ‘A protest camp, claims of ‘ecocide’ and ancient trees protected by witches’ spells. Welcome to Chorlton’ – link to [article](#)

Following the consultation, the proposals were also covered in Manchester Confidential:

- ‘Friends of Ryebank Fields voice opposition against plans for development on rewilded land’ – [link to article](#)

A copy of the original press release can be found in **Appendix D**.

4.2.3 Social Media

As part of the development team’s commitment to running an open and accessible consultation, social media was utilised to engage with residents across the community.

Paid-for Facebook adverts were distributed across the Greater Manchester area to ensure the widest possible conversation on the proposals could take place. The adverts informed residents of the consultation and directed users to the consultation website, <http://www.ryebankfieldsconsultation.co.uk/>.

During the consultation period, the adverts were placed on feeds more than 24,000 times, with a reach of 13,000 people. A copy of the adverts used can be found in **Appendix E**.

4.2.4 Direct Contact

Ahead of the consultation launching, emails were issued out to all key stakeholders outlined in Section 3.0 to inform them of the launch of consultation. Several individuals (c. 500) had also subscribed to the ‘keep me updated’ function on the holding website. An e-bulletin was issued on the morning of the launch to inform the community of the consultation. A copy of this can be found in **Appendix F**.

4.3 Feedback channels

To encourage an open and inclusive consultation, accessible to all members of the community, the development team provided the following channels for feedback to be submitted.

4.3.1 Consultation Website

A bespoke consultation website, www.ryebankfieldsconsultation.co.uk, was launched on Monday 23rd January. The platform provided an overview of the proposals, illustrative masterplan of the scheme and information about the impact of the proposals. The website also promoted the community exhibition. A survey questionnaire, which can be viewed in Section 4.6, was also available to complete.

Throughout the consultation period, the website received 5,463 visitors. Screenshots of the website can be found in **Appendix G**.

4.3.2 Consultation email

A dedicated email address, ryebankfields@havingyoursay.co.uk, was established to receive feedback. During the public consultation, a total of 78 emails were received. More information about this can be found in Section 4.7.

4.3.3 Community Information Line

A dedicated Community Information Line (0333 358 0502) was established and manned between the hours of 9am and 5:30pm, Monday to Friday. During the public consultation two calls were received during the lifetime of the consultation, with residents wishing to discuss topics such as when the exhibition event was and about content on the website.

4.3.4 Public Exhibitions

Residents and stakeholders were invited to attend exhibition events held on Saturday 28th January at Oswald Road Primary School (M21 9PL) and on Wednesday 1st February Trafford Athletics Club (M21 9TA). Details of the events were publicised at the beginning of the consultation via the promotional leaflet, press release, and website.

Councillors Mathew Bentham and John Hacking (both Chorlton ward members - MCC) attended the first event, alongside several members of FORF, MICO and CCLT. A total of 282 people attended the event. Councillors Sarah Haughey and David Jarman (both Longford ward members - TMBC) attended the second event, as did representatives from FORF, MICO and CCLT. A total of 150 people attended the second event.

Attendees were encouraged to visit the consultation website and complete physical copies of the feedback form whilst at the event. More than 150 forms were submitted over the two events.

A picture from the event on Saturday 28th January can be found in **Appendix H**.

4.4 Summary of Feedback

In total, 1,103 individual submissions were received during the first stage of public consultation.

The table below provides a summary of the different channels used by the public to provide their feedback:

Method	No. of Responses
Website and Exhibition Feedback Forms	975
Community Information Line	2
Email	124
Freepost	2
Total	1,103

4.5 Feedback of note

A large number of stakeholders were engaged with prior to the launch of consultation launching, and a few provided a response in their 'official' capacity as an organisation, group, member or politician.

Those of note are listed below, and their feedback has been analysed in the responses in the following sections.

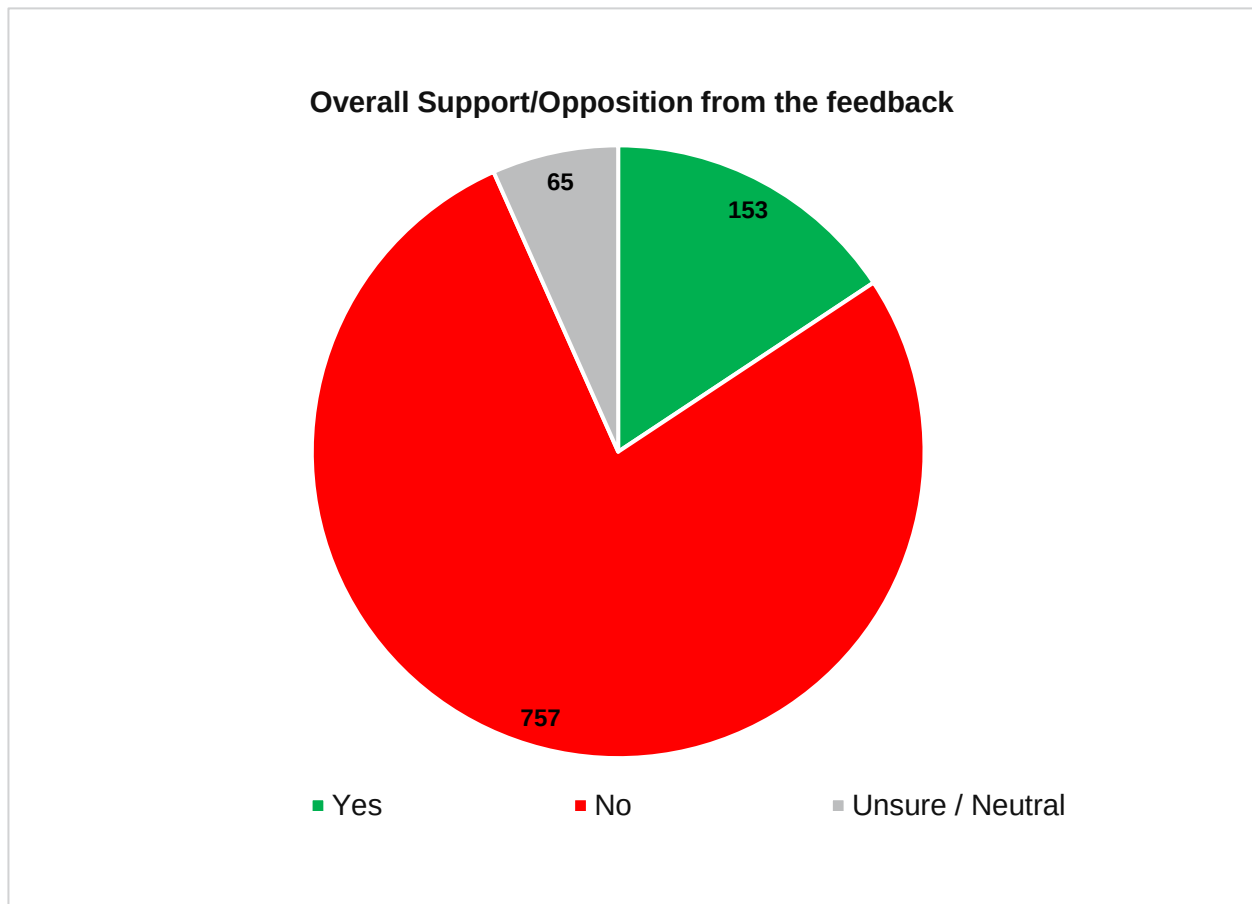
- Longford Ward Councillors (Trafford Council)
- Trafford Rye Bank Road Residents Association
- Friends of Longford Park
- Adrian Fisher, Director of Growth and Regulatory Services (Trafford Council)

A copy of the responses can be found in **Appendix I**.

4.6 Feedback Forms

Most of the responses (975) were received via feedback forms over the consultation period. Physical and digital versions of the form were available, with the former present at the exhibition events for attendees to fill out. A breakdown of questions and responses can be found below.

Overall Support/Objection for the Scheme

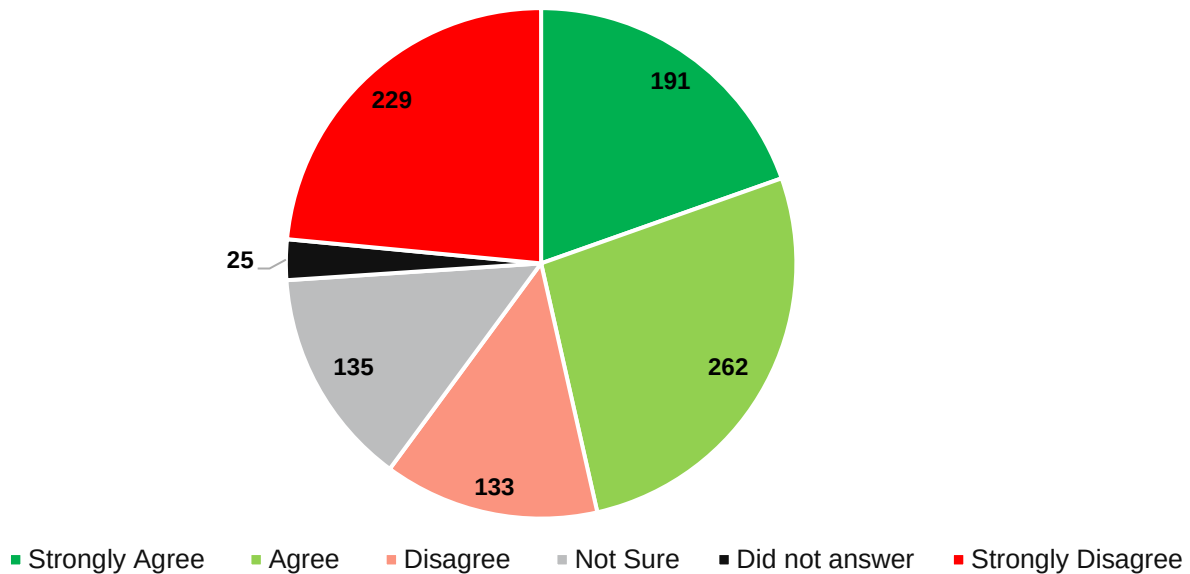


Key Points

- Overall, of the **975** responses received via both on the online and physical feedback forms **15.7%** were supportive of the proposals for Ryebank, with a further **6.7%** stating they were unsure or neutral about the scheme. Just over three-quarters of respondents, at **77.6%**, stated they opposed the proposals in some form.
- **76.2%** (n: 576) of the total number of objection comments (n: 757) came from those who own their own home. A further **14.4%** (n: 108) of the objectors chose not to disclose whether they own their own home, with only **9.4%** (n: 71) stating they rent or live with family.
- Of those who stated they are currently renting or living with family (n: 109) **25.9%** of respondents left supportive feedback, with a further **10.9%** (n: 12) leaving Neutral/Unsure feedback.

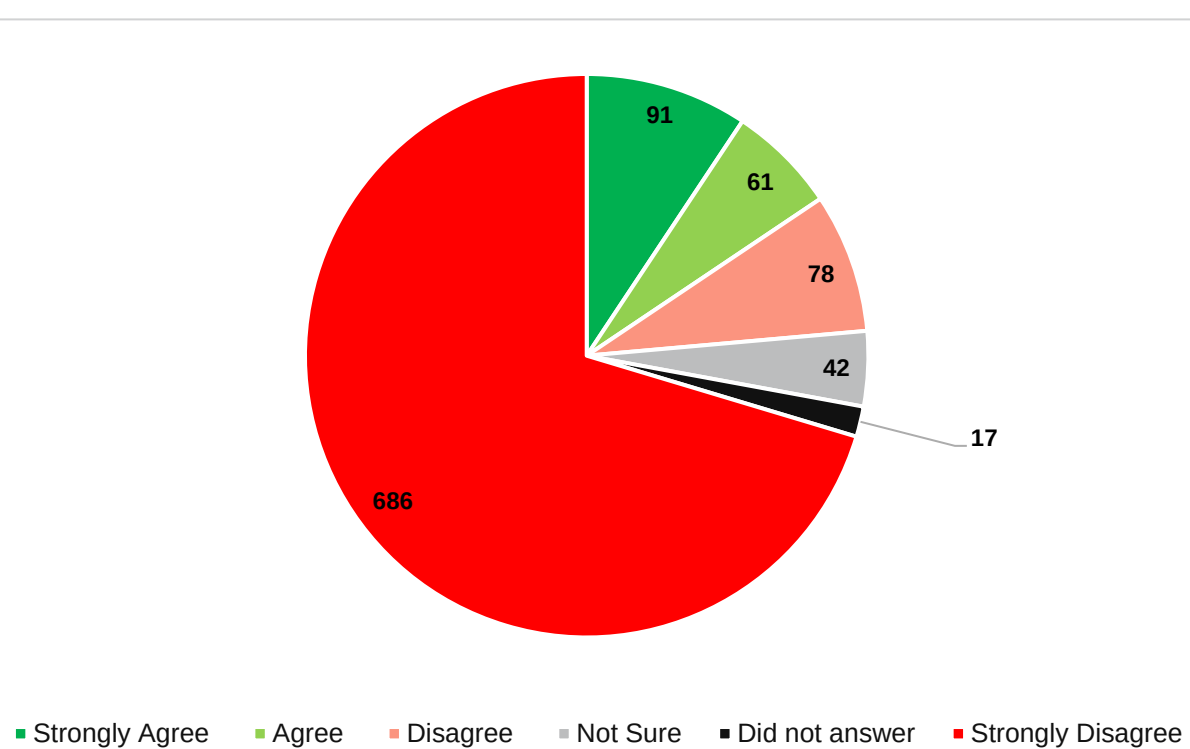
Response to Question 1

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



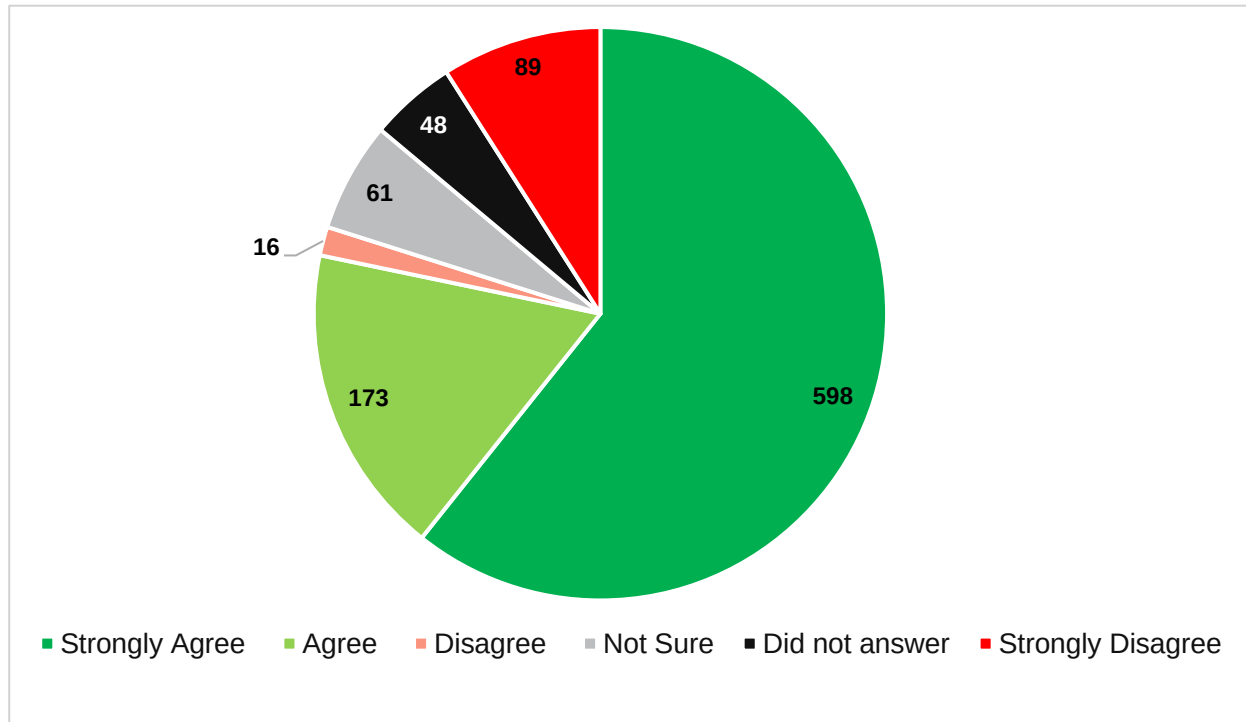
Response to Question 2

The proposal site represents a good location for a sustainable new community



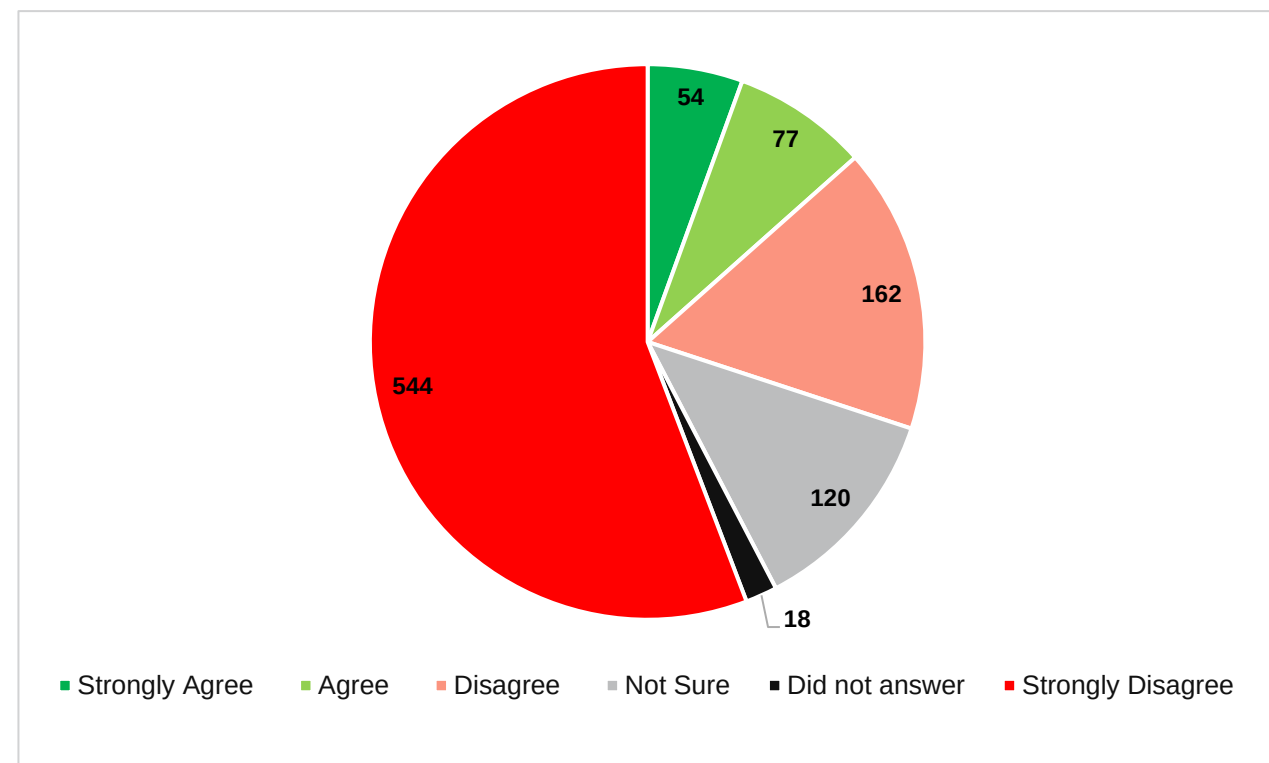
Response to Question 3

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



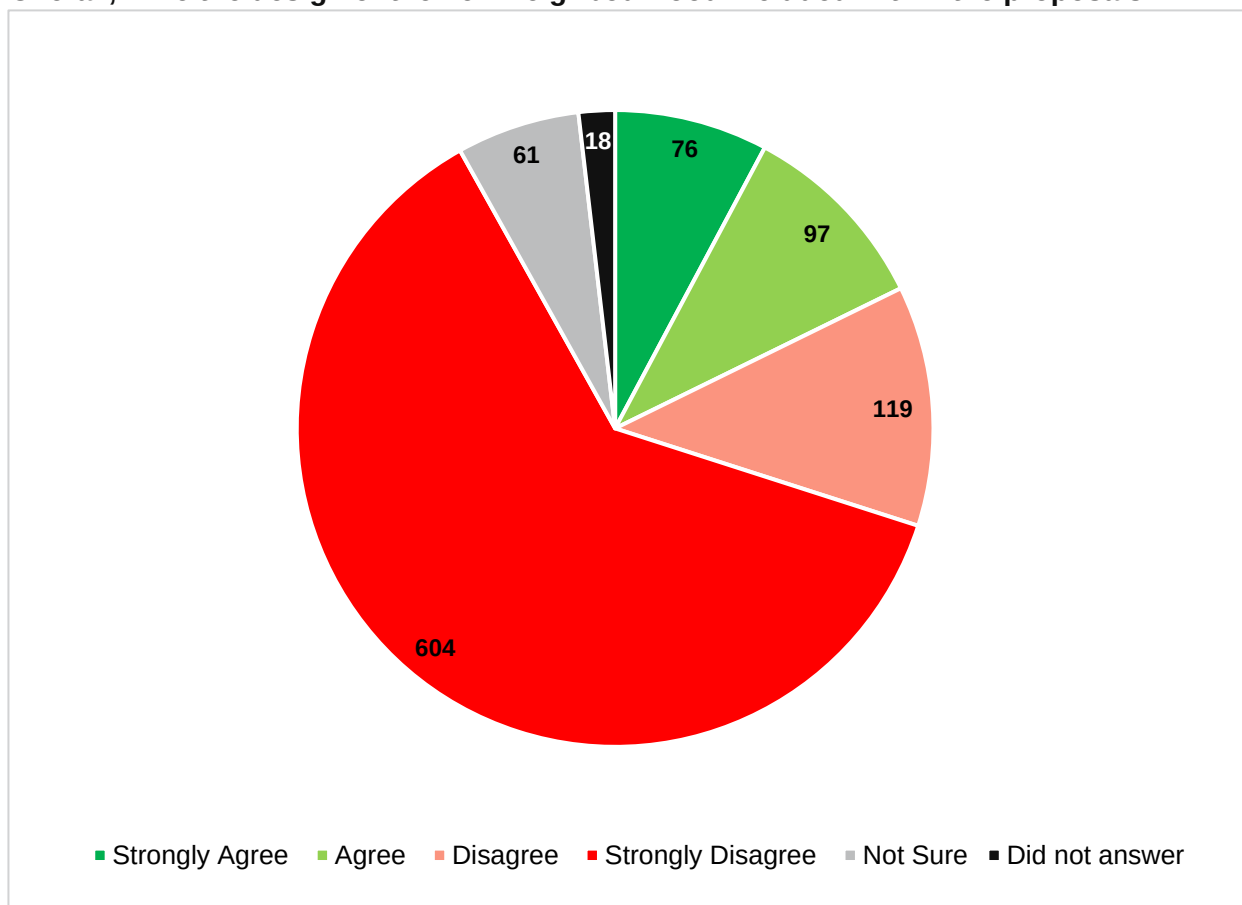
Response to Question 4

The current design encourages lower car use by supporting sustainable and active travel



Response to Question 5

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



Response to Question 6

Do you have any further general comments about the proposals?

Question 6 was a free text response, where respondents could write openly about the scheme and its design to ensure opinions and feedback were effectively shared. Free-text responses are analysed through a process called 'coding' to identify common high-level themes and enable the categorisation of comments in 'codes'.

The codes can then be analysed quantitatively to identify the most frequently occurring themes in the responses received.

The key themes that emerged through the coding are listed below in order of frequency and expanded upon in more detail in the following section.

Position	Issue	Description	Freq.
Object	Loss of Greenspace	The most common theme within the feedback collated was objection due to the loss of greenspace.	432

Position	Issue	Description	Freq.
Object	Traffic (General)	Comments noting the negative impact the scheme would have on local roads/network	366
Object	Environmental Impact	Incorporates any comments made specifically about the potential impact of the development on biodiversity and local environment.	209
Object	Health Risks	Incorporates any comments which recorded references to asbestos under the field or other pollutants the development may disturb	184
Object	Brownfield first	Incorporates comments relating to the proposals being in the wrong place and prioritising brownfield over green space	173
Support	Likes the Design	Includes any comments made which praise the design elements of the proposals.	173
Object	Traffic (Trafford)	Comments relating to traffic specifically on the Trafford / Rye Bank Road side	110
Object	Traffic (Manchester)	Comments relating to traffic specifically on the Manchester / Ryebank Road side	107
Object	Too many houses	Incorporates comments relating to the volume of houses planned for the space	94
Object	Dual access	Incorporates comments about the need for access from both sides and opposition to the Trafford side	90
Object	Impact on services	Comments relating to future impact on schools, GPs, dentists.	84
Object	Car parking - not enough	Comments relating to the lack of car parking provided	80
Object	Reduce car usage	Comments relating to encouraging less car use than planned	78
Object	Design	Incorporates comments relating to the design, materials used, heights, locations of housing etc	71
Object	Flooding	Comments relating to the risk of flooding on site	70
Support	Housing is Needed Locally	Incorporates any comments made in support due to the need for housing in South Manchester.	62
Object	Affordable Housing	Incorporates comments relating volume of affordable housing	51
Object	Community Garden	Incorporates comments about protecting Trafford's community garden	49
Object	Nico Ditch	Comments asking to save / protect the Nico Ditch as part of the designs	43

Position	Issue	Description	Freq.
Object	Aspen Grove	Incorporates comments about not impacting the Aspen Grove	32
Support	Community Aspect	Incorporates any comments made which support the provision of the community related design features.	27
Object	Noise	Comments about the noise from construction and once development is complete	14
Object	Social housing	Incorporates comments that social housing is not wanted / needed	3

Examples of verbatim comments and themes associated

Support: Likes the Design

Total Mentions
173

Verbatim Responses	
William Lunt Gardens Resident	<i>"The design looks superb - the thought and attention to detail that has gone into the design has considered so many aspects of how people would live at Ryebank Fields. To build to Passivhaus standards really is excellent, not just supporting the positive environmental credentials of the development, but the ongoing sustainability of making your home there".</i>
Newport Road Resident	<i>"The proposal seems high quality to me. There has clearly been a push to produce high quality homes that meet Passivhaus standard (rather than the minimum legal standard) and there is a good mix of affordable housing + hub. I think keeping a 3rd of the land undeveloped is also a nice touch & it looks like it will integrate well with Longford Park".</i>
Nell Lane Resident	<i>"I think the design is great, environmentally friendly and fits in with the surrounding area."</i>
Whitechapel Street Resident	<i>"The design is excellent, the community and habitat features are great to see. It is also good to see a high density of housing whilst balancing the ecology of the area".</i>
Oswald Road Resident	<i>"Design looks good and offers the chance for new public spaces to be enjoyed by local residents"</i>
South Drive Resident	<i>"The actual designs looks very good. I'm not 100% sure how I feel about that particular site being used, however the proposals are very sympathetic".</i>

Verbatim Responses	
William Lunt Gardens Resident	<i>Eco-friendly designs and a massive improvement to the current state of affairs, the community focus is great. I have lived within 5 min distance from Ryebank fields for 16 years. The proposal is sympathetic to the environment and I like the environmental aspects such as the Passivhaus standards.</i>
Grange Road Resident	<i>"I'm really pleased to see the design is so open and permeable for people to walk and cycle through, and think the new wetlands, green roofs, retention/replanting of trees etc should actually enhance the area's biodiversity. I'm also impressed by the commitment to passive house building throughout the site. Above all, I welcome the aspiration of 35% affordable and Manchester Living Rent housing".</i>
Chorlton Resident	<i>"The design has progressed since we first looked at it, I like how you have attempted to integrate the feel of rybank fields with the culture of Charlton, in particular I like the community spacing and the feeling of nature".</i>
Longford Road Resident	<i>I like the overall design including where proposed the internal facing gardens and open areas that create safe places for children to play and neighbours to socialise. I'm encouraged by the efforts to make this a mixed community of property sizes and tenures. Impartially, I appreciate the proposed provision of 'age friendly' apartments and their location for ease of access to the centre of Chorlton. I like the location of the cohousing development at the centre of the development with opportunities for a both a discrete cohousing community resource and a community space for the wider community. Points for further consideration: Details of design and finishes to be keeping with the surrounding homes and features within the park.</i> <i>Further consideration of the design and configuration of the cohousing and community nearby space with the specific requirement of people interested in cohousing group to be addressed through a codesign process. Maximise the provision of affordable homes and peppercorn the homes esp. shared ownership throughout the development . Ensure all homes are Accredited Passivhaus. Unsure if it is possible to have a pedestrian access though to Copley Road. Detail of the boundary with Longford Park - Secure by Design considerations. More clarity on the protection of the NICO ditch (a 10 metre buffer zone?) Explore if the Aspen Grove on the North of the site can be retained.</i>

Support: Housing is Needed Locally

Total Mentions
62

Verbatim Responses	
Lausanne Road Resident	<i>"We desperately need new houses in South Manchester. House prices are continuing to increase at rapid rates and the only way to resolve this is to build more homes. This is a sustainable area with good access to transport and services like schools. It's an ideal place for new homes".</i>
Nell Lane Resident	<i>"I strongly support the provision of new housing in South Manchester. House prices are completely unaffordable and there are so many hard working people for whom decent and affordable housing is inaccessible.".</i>
Urmston Resident	<i>"There is an extreme need for more affordable housing in Manchester and this development is perfect for it. Please make sure there is as much affordable housing as possible here".</i>
Oswald Road Resident	<i>"Despite the local campaigns against this development, I am strongly supportive of these proposals. We need more housing in Manchester, especially a mix of housing, and as a local resident I believe we should be open to identifying how and where we can support this in Chorlton".</i>
Manchester City Centre Resident	<i>"There is very limited affordable housing in Chorlton...anything you can do to increase this would be good!"</i>
Bentley Road Resident	<i>"I think it's a good site to do this - I get the environmental concerns but it's right next to the enormous Longford Park - the need for affordable and social housing in this area means we need suitable sites such as this one".</i>
Meadow Court Resident	<i>"This was a barely used piece of scrubland for years and in any case is right next to one of the best parks in the city. Housing is badly needed. The proposal is good".</i>

Support: Likes the Community Aspect

Total Mentions
27

Verbatim Responses	
Bamford Grove Resident	<i>"The generous 'community facilities' are a big plus, and will help to encourage a friendly community feel to the whole site".</i>
Didsbury Resident	<i>"The design is excellent, the community and habitat features are great to see. It is also good to see a high density of housing whilst balancing the ecology of the area".</i>
Northenden Resident	<i>"Very beautiful and forward thinking plans that I would like to see developed in more areas of Manchester. The fact that 1/3 will be for community use (when currently None is) shows the developers really care about working with and giving back to the community. I hope people can see this".</i>
Whitechapel Street Resident	<i>"The design is excellent, the community and habitat features are great to see. It is also good to see a high density of housing whilst balancing the ecology of the area".</i>
Buckingham Road Resident	<i>"I think the focus on sustainable living and community is exciting and exactly what is needed".</i>
Rusholme Resident	<i>"This design clearly takes into consideration community spaces, something of vital importance particularly in a city with few such places and particularly few places benefiting local biodiversity.".</i>
Ayers Road Resident	<i>"Would be like a little village would love to live here".</i>

Objection: Loss of Greenspace

Total Mentions
432

Verbatim Responses	
Polruan Resident	<i>"This is a local green space which is much used and enjoyed by local residents- No buildings of any sort should be built on it".</i>
Maidstone Avenue Resident	<i>"We need to protect green space for wildlife community use & to mitigate the impact of climate change".</i>
Kensington Road Resident	<i>"While the design makes this seem like a nice place to live, my overwhelming reaction is that this development would be built on a well-loved green space - in the context of a climate emergency I feel that this is not a positive way forward".</i>
Marmion Drive Resident	<i>"The design represents ambitions and visions which are contradictory to the claims being made and the visuals provided. It is simply not possible to ensure No adverse impacts through development of housing on this site. The 1:7 planting policy is disingenuous if existing trees are being selectively counted. The design clearly shows that the ancient and unique Anglo-Saxon Nico Ditch is neither protected Nor enhanced as is claimed and is illustrated as emergency vehicle access. Certified Passivhaus standards for all buildings on site is highly questionable in its achievement. Any development allowing 111 car parking spaces for 120 homes, some of which are four bedroom homes, is simply Not a credible approach. 10 of these car parking spaces are being taken from existing on-street parking so it is a net loss of parking on Longford Road. The ideas of a bug hotel and green wall are basic rather than clever thinking."</i>
Longford Road Resident	<i>"The site is a greenfield site and is categorised as such by the local authority. It provides a wonderful space for recreation for the local community and is also rich with wildlife and diverse species of trees. It is Not a suitable location for building houses if any design</i>

Objection: Traffic (General)

Total Mentions
366

Verbatim Responses	
Longford Road Resident	<i>"This site is totally unsuitable for building on. There are very well documented difficulties with congestion and parking in neighbouring roads and there is no convincing plans in this design for improving that".</i>
Newport Road Resident	<i>"The area is already seriously congested with cars, to the point where it doesn't feel safe, especially with two schools in such close proximity to the development site. While I appreciate the efforts in the design to put people before cars, there will inevitably be a high number of cars accessing the site which is why I think the area shouldn't be built upon".</i>
Longford Avenue Resident	<i>"I am strongly against this build. Chorlton is very congested and this will just add to congestion".</i>
Longford Road Resident	<i>"The traffic and parking in both Ryebank and Longford Roads are already over congested and, whatever your predictions about low car ownership and use, I know from personal experience of this type of development, that there will be a lot of cars".</i>
Nicolas Road Resident	<i>"It is unrealistic to claim that measures such as the proposed footpaths and cycle routes - desirable though these are in any scheme - will have any significant effect on car use. A far more likely outcome of the development is that the residents will keep their cars, park them in surrounding streets if they have No on-site parking space and greatly exacerbate the traffic and air pollution problems in the immediate area and beyond".</i>
Longford Road Resident	<i>"I don't think there will be less car use only a massive increase of vehicles onto a road that blocks with traffic twice a day and is already a massive problem, and I can't even bear to think of the additional heavy traffic for years while it is being built".</i>
Silverdale Road Resident	<i>"I am concerned about the access to this site and do not accept that the design, however pedestrian/cyclist friendly, would reduce car use - instead I anticipate that it would add to the traffic problems already experienced in Chorlton and Stretford".</i>
Great Stone Road Resident	<i>"The proposals are unsuitable as the housing mix will result in an unacceptable increase in traffic".</i>

Objection: Traffic (Trafford)

Total Mentions
110

Verbatim Responses	
Kenwood Road Resident	<i>"The design seems to disregard the already busy traffic on Longford, Rye Bank, Great Stone and Wilbraham Roads. These thoroughfares are completely choked at peak times as it is - the addition of these homes will only worsen the problem".</i>
Rye Bank Road Resident	<i>"The increased motor vehicular traffic will cause a massive problem. Right Now traffic along Rye Bank Road is busy during school times. Cars do not adhere to speed restrictions! There are four schools in the immediate vicinity of this proposal, how a child has not been seriously injured or worse during this time is a miracle. This new proposal will heighten my concern. The junction of Rye Bank Rd and Great Stone Rd is a treacherous junction. Cars use Great Stone Road as a cut through and believe me they fly down it!"</i>
Wilton Avenue Resident	<i>"We feel this will cause a lot of congestion at Ryebank Road, Firwood end//Great Stone Road to the Quadrant which will have a knock on effect on all the surrounding roads including the two schools off Ryebank Road and the school on Ryebank Road where traffic is bad already with people parking on Ryebank Road to drop children off."</i>
Bedford Road Resident	<i>"I would like to see more housing available for people, but making a peaceful road as ryebank road at the Firwood end become a shuttle run for cars. It will cause people to use it as a short cut to get to other side. It should be kept to minimum roadway, preferably from Ryebank road Chorlton side, as it is located in the Manchester borough council area. It would be disappointing to see if Ryebank Road and Great Stone Road be compromised with extra traffic, especially for the people who live at that end of the road. Hence, I object to Ryebank Road being opened up from Firwood end. Thanks".</i>
Rye Bank Road Resident	<i>"The location is unsuitable. Development will create too much traffic. There is no reason to assume car ownership and use will be any lower than the average for Chorlton. Proposed access to the site will have a negative impact, particularly on Trafford residents. The proposed access from the Trafford side is through a cul de sac. Any increase in traffic would be very Noticeable and destroy the character of the street. It would also cause traffic problems with cars trying to turn onto Greatstone Rd, which is plagued by speeding motorists. The Chorlton side of the site has an open road network. Access to any development would make little difference to traffic on the Chorlton side."</i>

Objection: Traffic (Manchester)

Total Mentions
107

Verbatim Responses	
Newport Road Resident	<i>"I live on Newport Road. There are daily traffic problems/congestion on my road due to parents with cars picking up kids from Oswald road school parking at the bottom of my road. Many people also drive large vehicles, such as delivery trucks, so when cars are parked on both sides of the road it is hard to pass oncoming traffic as there isn't enough room. 120 homes mean much more vehicles will need access to housing".</i>
Ryebank Road Resident	<i>"I am extremely concerned about the increased traffic this large development will cause to Longford Road and the adjoining Ryebank Road. Traffic is an huge issue and there is no traffic management in the surrounding areas within the proposal. I disagree with the proposal as it stands.</i>
Newport Road Resident	<i>"My main concern is the increased traffic levels on Ryebank, Oswald, Longford, Newport and Nicholas road caused by the new development. We already have huge traffic issues and congestion in the neighbourhood, particularly in the school term. It is becoming dangerous at times and adding more houses increases those dangers, particularly to children and pets as drivers cut through. Also, this is a naive design that assumes residents will not rely on cars, the lack of parking spaces for example. Parking will spill into nearby streets that are already packed".</i>
Ryebank Road Resident	<i>"Concerns relate to traffic and parking. We live at the end of Ryebank Road where the entrance would be. That stretch of road is already crazy mornings and evenings. I'm worried all the traffic might end up coming this way. And I don't think it should rely on parking spaces on Longford Road".</i>
Longford Road Resident	<i>"The issue is the surrounding roads and always had been. Rye bank Road and Longford Road can not support any more traffic - it is a nightmare as it is with cars parked everywhere and constant traffic jams especially in school rush hour, weekends at the park when events are on or events at the sports centre. I strongly disagree with brining more traffic into an already congested area!"</i>
Ryebank Road Resident	<i>"There is a currently a major issue with traffic on Longford Road in particular, but also Newport Road, Nicolas Road and Ryebank Road (Chorlton). This is Not only residents, but also through traffic, visitors to Longford Park and school traffic. Introducing upwards of 120 new vehicles per day will cause this problem to worsen. Regarding local traffic implication assessment: Is this available right now?"</i>

Objection: Loss of Wildlife Habitats / Impact on Environment

Total Mentions
209

Verbatim Responses	
Rokeby Avenue Resident	<i>"It would sadden me to see this development go ahead because I feel Manchester lacks green space and places where natural habitat for wildlife is untouched. Ryebank fields is a place many people who live on the surrounding area go to walk, be in nature, take their children for fresh air and as far as I'm concerned it's a loss to the local community if it is built on".</i>
Meadow Close Resident	<i>"The land is valuable as a rewilded space which is a rich habitat supporting biodiversity in the area. The proposals do Not go anywhere near far enough in terms of protecting biodiversity and green space for the community".</i>
Longford Road Resident	<i>"I oppose any development of Ryebank Fields. I am against the development for many reasons, first of which is the guaranteed destruction of local wildlife, habitats, plants and trees. This would be a loss of a local community asset that benefits mental and physical health".</i>
Ivygreen Road Resident	<i>"The fields have developed considerable biodiversity of nature and wildlife, and are a home to foxes, various protected species, and over 30 bird species including Tawny Owl, Blackcap and Chiffchaff. This would all be destroyed. There are also over 1,400 trees on the fields, according to an audit carried out by the Friends group's volunteers in August 2018".</i>
Garden Avenue Resident	<i>"Environmental impact of the proposed plans - it is not possible to build a development that is environmentally -friendly, if in doing so it means the destruction of an existing natural space - with its thriving ecosystems and wide biodiversity of plants and animals. A contradiction, most of the grassland would be destroyed under these proposals.\r\n- most of the trees, grassland and scrubland, wildflowers and fruit trees, which provide vital food and shelter to birds, bats, butterflies and other species - would be destroyed, with a devastating and irreversible impact on the biodiversity. Some 'bee and bug hotels' would not compensate for the loss of the extensive and wonderful natural biodiversity that exists at Ryebank Fields. 'ample space to walk, cycle, etc' - the Fields are used to walk and cycle upon at the moment - therefore, the space where they do these things would be lost! Another contradiction. The extra cars\parking spaces allocated to the development, mean that the roads would become even more dangerous for walkers, cyclists, etc.</i>

Objection: Health Risks

Total Mentions
184

Verbatim Responses	
Ivygreen Road Resident	<i>"Chorlton has little open green space when compared to other areas of similar population density, and the areas neighbouring Ryebank Fields suffer from poor air quality, with commensurate negative impacts on health. The large number of trees on the fields serves to clean the air of pollutants, especially micro-particles. This is particularly important for anyone bringing up children in the area, since it has Now been proven that there is a link between intelligence and air pollution, and that pollution also increases the risk of degenerative diseases such as Alzheimer's".</i>
Lime Road Resident	<i>"I have reviewed the proposals and remain unconvinced that material concerns with the location and design have been addressed. Specifically there's a very clear net biodiversity loss on the sight, Not least the loss of trees and the parking appears inadequate, there have been insufficient measured detailed to provide assurance about digging up long buried waste and exposing the nearby school children to such hazardous pollutants during any construction".</i>
Great Stone Road Resident	<i>"Any development will risk un-earthing capped contamination which may cause gas leakage and particles would be distributed in the air in the locality. Anecdotal evidence Notes WWII air-raid shelters and possibly asbestos on the site".</i>
Copley Road Resident	<i>"No housing development should be considered on the site, it is a much needed green space used by locals and building on it goes against all current beliefs that we need green areas such as this. Disturbing the land to build would pose a real danger of releasing hazardous substances buried beneath and threatening my and others health. My family have lived here almost 100 years and I know the that there are all kinds of substances buried there. Safer to leave them undisturbed. In addition I don't want the Noise and pollution while building or a road and row of houses at the bottom of my garden.".</i>
Burton Road Resident	<i>"There are serious health risks associated with the remediation of the heavily contaminated land on Rye Bank Fields. There will be significant 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 Rye Bank road. There would be a fundamental change to the Rye Bank Road residents community in Firwood if the cul-de-sac was changed into a vehicle access Road to the development".</i>

Objection: Brownfield First

Total Mentions
173

Verbatim Responses	
Longford Avenue Resident	<i>"There is very little green belt in Manchester and it needs to be protected. New housing should be built on replaced housing structures or industrial estates".</i>
Maidstone Avenue Resident	<i>"This is not an appropriate location for a housing development The design of both plots looks very good, and would be an excellent and welcome proposition for one of the many brown field or ex industrial sites in the local area.".</i>
Grange Road Resident	<i>"The proposed development would be better placed on brownfield land for example the old B&Q site".</i>
Longford Road Resident	<i>"It should not be built. There are brownfield sites all round Trafford and Manchester that could be developed first. Several derelict tower blocks near Manchester United could be redeveloped, desolate land by the canal near Mancunian way and out towards Corn Brook could be better places to put more environmentally aware apartments.".</i>
Brooklands Road Resident	<i>"The design is beautiful - the location is Not. We are in a climate emergency so you shouldn't in any circumstances be building on green sites. There are at least 6 brownfield sites within walking distance of RyeBank Fields that you should build on instead</i>

Objection: Too Many Houses/ Overpopulated Area

Total Mentions
94

Verbatim Responses	
St Clements Road Resident	<i>"I think the design is beautiful and promises something that is very unlikely to come to fruition in reality. 120 houses is way too many and would destroy way too much of the natural habitats that you're trying to manufacture. The congestion from more people in that area, Noise pollution, services, bin collections etc. will affect the ambience of the neighbourhood and local wildlife. The impact and duration of the build will have a considerable detrimental affect on that too. Enhancing nature walks, providing bug hotels and maintained, safe walking/ cycles paths is fantastic. But building homes is not okay."</i>
Longford Road Resident	<i>"Unhappy with the amount of housing within a small place. Longford road is already an extremely busy road that cannot accommodate more cars. We are loosing a lot of green space to the development. Also, the houses in this area are Victorian/Edwardian, new houses will spoil the look of the area".</i>
Larch Avenue Resident	<i>"This proposal is too large for the site, there is overall net biodiversity loss from this incredibly biodiverse site".</i>
Nicholas Road Resident	<i>"The buildings look to be very close to one another and to the edges of the site. It seems to be a case of build as many units of housing as possible in order to maximise profit".</i>
Kings Road Resident	<i>"The neighbourhood is overpopulated as it is and what we need is the green spaces to stay as they are. Not building in green spaces in cities should be allowed!"</i>



Objection: Dual Access

Total Mentions
90

Verbatim Responses	
Scott Avenue Resident	<i>"Access from Trafford makes no sense. It would create a lot of traffic on what is now a cul-de-sac. Access from Chorlton would have a less dramatic impact. The roads on the Chorlton side are already open and connected".</i>
Lynton Road Resident	<i>"Highly dependent on having dual access parts for traffic. With only one access point (Longford/Ryebank) it would be absolutely horrendous and quite dangerous as that point of access is also a main access point for children to enter the park".</i>
Firs Avenue Resident	<i>"Giving access through Trafford will have an enormously detrimental effect on local roads. Kings Rd / Edge lane junction is already a bottleneck following the closing off of other roads joining Edge lane by Manchester council. Got stone Rd and Talbot road is another bottle neck. Extra traffic on all roads between Ryebank Rd & Cromwell Rd will also be greatly affected".</i>
Ryebank Road Resident	<i>"I think that there should be traffic calming measures put in place to the existing roads which will provide access to the new development".</i>
Brooklands Road Resident	<i>"The access road from Rye Bank Road will be disastrous for the Community Garden that has become an integral part of the road and surrounding area. The road already has a large number of cars parked on it as the driveways cannot take 2, sometimes Not even 1 car. It will be dangerous and very Noisy with the large increase in traffic flow. It was intended to be a side road not an access road for hundreds of cars!"</i>

Objection: Infrastructure / Impact on Local Amenities

Total Mentions
84

Verbatim Responses	
<i>Daresbury Road Resident</i>	<i>"What capacity at local gp practices and schools? This is a sizeable development. Have there been any discussions with the council to ensure that local services can cope? Gp practices are struggling already!"</i>
<i>Longford Road Resident</i>	<i>"This development does Not subscribe to modern urban development. It is overcrowded, lacks social provisions and doesn't fit with a 15 min city agenda. The location is too far from amenities and will cause major impact to the local roads, both from a building logistics as well as ongoing day to day traffic".</i>
<i>Western Road Resident</i>	<i>"We do not need more houses in Chorlton or Stretford. The schools, dentists, doctors - all full!"</i>
<i>Norwich Road Resident</i>	<i>"The infrastructure in the vicinity is inadequate to support such a development. You are building on green space and putting strain on the already overcrowded roads in both Manchester and Trafford!"</i>
<i>Resident</i>	<i>"Deeply concerned by the lack of supporting evidence regarding the significant increase in demand for education and health provisions that will be required as a result of this development".</i>

Objection: Not Enough Car Parking

Total Mentions
80

Verbatim Responses	
Daresbury Road Resident	<i>"Parking - I Note that the design is putting people before cars. This is a great idea but the rest of Manchester isn't currently geared up for it. The likelihood is that the people who live in these properties will have cars and will have visitors who have cars. It's essential that there is sufficient parking on site without placing more pressure on surrounding roads. This is already a real issue for local residents"</i>
Woodstock Resident	<i>"Allocated parking is totally inadequate in general. In particular people who can afford to buy 3 or 4 bedroom houses will need 2 wages, and most likely therefore will own 2 cars. And what about visitors? Ten cars parking spaces on a public road next to the sports stadium and five spaces on site is Not enough provision for so many houses. What about the older residents, are they expected not to own cars".</i>
Newport Road Resident	<i>"You haven't designed enough car spaces. Whilst you say want to encourage other greener, more sustainable modes of transport, I think you are naive in believing residents will Not have cars. This means if there inadequate parking provision on site then there will be more cars left on the adjoining streets, which are already over-crowded and congested".</i>
Altringham Road Resident	<i>"Putting people before cars. Naive to think that people will only have 1 car per property and that quite a number won't have cars at all. It looks like an assumption is being made that old people don't drive. My uncle is 86 and drives. My mother drove until she was 87. Reduce the houses and create more parking. Otherwise, people are going to park on the nearby roads, creating issues and risks for residents".</i>
Newport Road Resident	<i>"I think there have been unrealistic assumptions made about the number of extra cars that will be used by the residents on the site. Also there doesn't seem to have been consideration for the extra spaces needed at the local schools and GPs when there are another 120 households".</i>

Objection: More Attention Required to Reduce Car Usage

Total Mentions
78

Verbatim Responses	
Bamford Grove Resident	<i>"Not very discouraging of car use, despite Manchester's very good policies on 'active transport' etc. You are providing 1 parking space per unit. Why Not reduce further? The cohousing section is specifically aiming at reducing car use, so there could be less area devoted to cars because of this. Chorlton is very well placed for other means of travel, so if Not here then where will you ever start to reduce car use? Bite the bullet! It could even be a selling point, 'buy here for more lovely green space and less sterile parking space!'"</i>
Ryebank Road Resident	<i>"The design is attractive and if built well would be an asset. However, as owner/occupier of property on Ryebank Road I speak with more knowledge than planners who do not reside in the immediate location of this proposal. The traffic using Ryebank and Longford Roads consists largely of motorist cutting out 'four banks' interchange. There is additional heavy traffic at school drop-off and collections times by families not from the area insisting on driving and parking to St Johns school. This proposal is not sustainable from a traffic standpoint if it is planned to access solely from Ryebank Road/Longford Road. All access should be from the Rye Bank/Great Stone Road - which is a larger capacity/more free-flowing route. Additionally, it can not be good or acceptable planning to 'provide' car parking space for new residents external to the area of the scheme. Lastly - I have strong reservations about disturbing the landfill. Should there be any indications of health risk to local residents during the build or afterwards please inform me of who will be liable."</i>
Grange Road Resident	<i>"The proposals are contradiction of themselves. On one hand they claim to encourage lower car usage and sustainable travel, on the other they provide dedicated parking for certain properties. Further, the increased traffic to access the site for householders and visitors will need to be carefully managed and should be done so with consideration of other developments and changes to traffic management within Chorlton"</i>
Great Stone Road Resident	<i>"It is unclear how the current design could possibly encourage lower car use by supporting sustainable and active travel. The proposals will undoubtedly result in increased traffic in the local area, with the designs disproportionately impacting Rye Bank Road. This area is already subject to high traffic volumes due to local sporting grounds"</i>
Great Stone Road Resident	<i>"It's still quite a car centric design. If you allow cars to drive on the street, they will monopolise the street. If you really want to keep cars out, remove"</i>



Verbatim Responses	
	<i>parking at the houses and make a small car park at the entrance where people can rent a place if they wish!"</i>
<i>Bamford Grove Resident</i>	<i>"Regarding traffic - we have to start somewhere, resisting the relentless rise of car use + congestion - build with less parking spaces, and use that as a selling point, to market to people who would be happy to decrease car use + have more green space in compensation".</i>
<i>Newport Road Resident</i>	<i>"I dispute that your design discourages car usage. 120 homes will be supported by at least 120 cars and since a high proportion of the proposed properties are luxury it's likely most households will have 2 cars. Ryebank Road and Longford Road are already congested at peak times and the additional traffic will cause huge problems as well as spreading this problem into Newport and Nicholas Rds".</i>

Objection: Design

Total Mentions
71

Verbatim Responses	
Cyprus Street Resident	<i>"The design, although modern, looks like it will date very quickly. A more timeless design of house would be preferable, for example influenced by the Victorian red brick houses in the area".</i>
Park Square Resident	<i>"Height of the three-story building will block sunlight which is unacceptable. It will destroy the private nature of all house and gardens along the border as all windows will look directly into our houses, this is unacceptable. One continues row of concrete is ugly and not in keeping with the rest of the community. So architecturally it will just look wrong. In the winter without the leaves all we'll see is concrete".</i>
Longford Road Resident	<i>"The community hub is unnecessary as we currently have institutions in the community that have long fulfilled this role. It appears to be no more than an arbitrary gesture to attempt to brand this project as one that is sympathetic to the community which I strongly believe is Not the case.".</i>
Wythenshawe Resident	<i>"I truly hope this doesn't get planning permission. But just in case it does: Central Community Hub, Leave this area as land. If you want to put a structure in, make it a large wooden gazebo or something like that. There are other buildings around Chorlton that people can gather in and it creates challenges in terms of maintenance. This should be an outdoor space.".</i>
Rokeby Avenue Resident	<i>"I don't believe this development is necessary. I am sceptical, if it were to be built, that something so obviously man-made and without architectural charm could ever stand the test of time and be successful home for future generations. It'll be another trees encased in concrete, bland looking area that will ruin all existing natural and longstanding green space and put residents old and new at odds with each other"..</i>
Bamford Grove Resident	<i>"The 'affordable tenancies' are all in one section. It would be better if they were spread around, and not just for over-55s. It would make a more mixed and varied community. I am in favour of the cohousing element, it will be a good trail blazer for other schemes, an encouragement to other councils to follow Mcr's progressive lead".</i>
Zetland Road Resident	<i>"Support the general layout but not the segregation of social and private housing. This is even so stark as in the proposed colours of the house bricks. I think it's important that the social housing is integrated with the private housing to actually create an integrated community. Separating out the most affluent in Chorlton from those less fortunate doesn't feel the way to go. Particularly with the separate entrances, it's as though a social estate</i>

Verbatim Responses	
	<i>is being created and hoping for a trickle down effect through being next door to a wealthier group. As someone who'd be interested in buying a private house, I don't feel any need to split the social housing out from any that I'd hope to buy myself. I appreciate the comments on traffic for the area for older people on that side of the plot, but the shared ownership/social housing shouldn't be separated out.</i>
<i>Chorlton Resident</i>	<i>"There's a lot to like in the proposals, particularly the eco credentials, and attention to the existing natural environment, and built in communal areas. I'm not sure about having all the more upmarket housing divided off into the northern section of the site, with 'the rest' (age related flats, cohousing, affordable stock) in the other bit."</i>
<i>Great Stone Road Resident</i>	<i>"Why do the age-friendly, co-housing and owned properties have to be separate? Shouldn't they all be mixed together to provide a sense of community?"</i>
<i>Claridge Road Resident</i>	<i>"While the mix of housing tenures is good in principle, the clustering of houses by tenure is Not. House designs should be tenure-blind and pepperpotted".</i>
<i>Copley Road Resident</i>	<i>"At this stage I would only question what constitutes nebulous 'age-related housing'. As an older citizen I am aware of retirement properties available and already proposed in Chorlton and would personally want provision of integrated housing suitable for people of all ages and catering for a variety of peoples needs. I would also want clarification of 'affordable housing' and would specifically encourage developments that enable people brought up in Chorlton to be able to remain living in their home area if so desired; many properties currently being unaffordable for a large sector of the population. I strongly support that all future housing building must be 'Passivhaus' certified and whilst the general core principles are acceptable I would take issue with some of the current statements fulfilling these objectives on Ryebank Fields."</i>

Objection: Flooding/Drainage

Total Mentions
70

Verbatim Responses	
<i>Rye Bank Road Resident</i>	<i>"Given that the site is known to be at risk of flooding, would homeowners be able to get affordable insurance for their properties?"</i>
<i>Longford Road Resident</i>	<i>"Concerned about drainage. If you fill this site won't it push water under nearby houses ? Will you need to support the council with repairing drains? They flood after a few hours rain. Also lots of local houses have standing water in cellars."</i>
<i>Claridge Road Resident</i>	<i>"The ground is water logged most of the months of the year. I'm not sure if there is enough consideration being given to the damp proofing of the properties from underneath. It's not a good place to build houses for people to live on. It looks a bit green washed to me. Also, not in keeping with the other houses in the area."</i>
<i>Chorlton Resident</i>	<i>"I think it's a mistake to change such a small piece of land that is so crucial in controlling excess water during high rain and turning it into more concrete. Residents deserve to have some green and this construction is taking that away from us".</i>
<i>Dolphin Street Resident</i>	<i>"This was a sports field - as much as possible green space should be retained as possible. Hard standing surfaces should be permeable or patchworked with areas supporting plants & drainage".</i>

Objection: Not Enough Social Housing / Wrong type of Housing

Total Mentions
51

Verbatim Responses	
Claridge Road Resident	<i>"I am opposed to building more houses on the few green spaces we have left in South Manchester. There is too much traffic on the road around this area and it will only increase by building houses on it. If you do get permission to build homes, they should all be affordable housing,".</i>
Westfield Road Resident	<i>"Would be more sustainable to Not build on area of nature, as an individual looking to buy a property in 2023 - 20% affordable options is a disappointing figure".</i>
Wilbraham Road Resident	<i>"There is not a need for a 'diverse' mix of housing, there is need for genuinely affordable housing for people on low incomes. We don't need any more homes, or second homes, for well-off people i.e. the 58 (the majority) of the homes in this proposal".</i>
High Street Resident	<i>"These proposals are Not in keeping with the current surroundings. They are not affordable start up homes and exclude those on lower incomes.".</i>
Manley Road Resident	<i>"We've been told at public consultation that locals will have priority for the project but this isn't necessarily the right approach. People with property in Chorlton already are likely in a fairly fortunate position yet the upcoming generation of house buyers can barely get on the property ladder (and looking for private ownership). A likely scenario is that Chorlton is a desirable location for these groups to live but they've moved out of the area to save for a deposit but then aren't local enough to be in with a chance. Instead, someone who bought their house for £90,000 in the 90s, made £500000 on it and loves the idea of a passive house gets it instead. These houses should be an opportunity for building the Chorlton community and preventing it becoming too homogenous.</i>

Objection: Other – Community Garden

Total Mentions
49

Verbatim Responses	
Longford Road Resident	<i>"I feel that the design has been made with some ecological considerations but however 'green' it tries to be, it cannot compare with the ecological value of the space as it is without any buildings on it. Currently the design includes access through Trafford Rye Bank Road. This cannot happen. We have a community garden that has been awarded Asset of the Community status. This garden is not only important for the social well-being and interests of the immediate community but also serves many others who come to visit with their dogs, borrow books from our mini library, meet friends, enjoy listening to the birds and watching the wildlife. We have a summer and winter street party every year, centred around the community garden. These are important days when we all come together, people that have lived here for fifty years and new arrivals, to celebrate together. I know this has had incredibly positive effect on how close we all feel. This would be impossible without our garden and if the road extended further. Trafford council are against this access point and so are all the people who live here".</i>
Rye Bank Road Resident	<i>"This is currently a pleasant cul-de-sac, with a cohesive and diverse community who hold regular street events and have created our much admired asset of Community Gardens that serves the wider community. I am not sure who suggested relocating our Garden but that is a complete non-starter. There is literally No other place within our community that it could go".</i>
Great Stone Road Resident	<i>"Would rather preserve community gardens".</i>



Objection: Other – Nico Ditch

Total Mentions
43

Verbatim Responses	
Newport Road Resident	<i>"The Nico Ditch requires protection and this plan will damage/reduce what little is left".</i>
Maidstone Avenue Resident	<i>"The ancient Nico Ditch should be allowed to remain intact for educational and historical purposes. This area should Not be disturbed."</i>
Buckingham Road Resident	<i>"The design of the housing is totally unsympathetic to the local area. There is no mention of how the historic Nico Ditch will be protected."</i>

Objection: Other – Aspen Grove

Total Mentions
32

Verbatim Responses	
Kenwood Road Resident	<i>"I am aghast that plans show that the rare Aspen Grove is to be replaced with housing and car club\car park. This is the only Aspen Copse in Manchester and not only is it stunningly beautiful but its roots act as a huge carbon sink. PLEASE PLEASE can this be saved".</i>
Royston Road Resident	<i>"Explore if the Aspen Grove on the North of the site can be retained".</i>
Longford Road Resident	<i>"The land has several sites of importance that it would be criminal to lose to a development site. The Aspen Grove holds a very special place in the hearts of the local community. There is nothing like it in the surrounding area and therefore displays a high degree of naturalness of intrinsic ecological interest".</i>

4.7 Other Feedback

4.7.1 Community Information Line

During the public consultation, a community information telephone line facility was available for those who wished to speak with a member of the team or provide their feedback. Two phone calls were received during this period. The callers enquired about several topics, including:

- Information about the consultation
- Further information about the design

4.7.1 Emails

Residents and stakeholders were invited to contact the development team via a dedicated project email address (ryebankfieldsconsultation@havingyoursay.co.uk), which was established as soon as the preferred developers became public. During the consultation, 124 individuals provided feedback via this method.

Feedback included:

- General opposition to the proposals.
- Request for further, site specific information.
- Concerns over traffic, both in General and specific locations
- Loss of community space
- Loss of wildlife/impact on environment
- Flooding/Drainage
- Brownfield first approach
- Access and concerns over returns
- Pressure on local amenities, including schools, GPs, etc.
- Site specific issues: Nico Ditch and Aspen Growth.
- Questions regarding future maintenance of proposed green spaces.

This feedback has been registered and responses have been issued.

4.7.2 Public Exhibition

In total, 432 stakeholders and members of the public attended the exhibitions. Attendees were encouraged to leave their feedback via the forms available at the event and on the project website, which is included in the feedback form analysis in Section 3.2. Comments made from the public to the project team during the event broadly reflected the feedback outlined above.

4.8 Interim Conclusions

The consultation provided a robust process and an opportunity for residents and stakeholders to learn about the plans and provide feedback via digital and traditional channels, allowing for an open, accessible, and robust consultation. Activities included:

- Early engagement and awareness raising with local stakeholders, including councillors from Manchester City Council and Trafford Council as well as local community groups.
- A consultation website (www.ryebankfieldsconsultation.co.uk/) was created to provide further information on the proposals, as well as a facility to submit feedback via an online form.
- A leaflet was distributed to 7,500 nearby commercial and residential properties which provided an overview of the plans and explained how feedback could be given.
- A press release was issued to local news outlets to inform members of the public about the plans and the public consultation.
- An email address and community information telephone line were available throughout the consultation period for those wanting to correspond with Steps Places/Southway Housing Trust or a member of the development team.
- Two public exhibition events, with members of the development team available to answer any questions from residents.

It was made clear by the project team that this was just the first stage of the process in the evolution of the plans for Ryebank. Key takeaways from the first stage of consultation can be summarised as such:

- **Ecological Surveys:** Many respondents requested that more detailed ecology reports be undertaken. Some suggested that the current reports are outdated and should not be used to inform current proposals, for instance, the presence of the Aspen Grove to the north of the site.
- **Site Investigations:** Many respondents had concerns over the potential for harmful substances to be present at the site and requested further surveys to be carried out to address this.
- **Types and layout of housing tenures:** – A number of respondents outlined their wish to see the layout of housing on the site readdressed to reflect a more integrated design between the private and affordable housing and to be more in line with local need.
- **Traffic and car parking:** A significant number of responses flagged general concerns over the capacity of the roads to accommodate more traffic and the need for new surveys. The responses left a noticeable split between residents who wished to see less car parking provision, to discourage car usage, and residents who wished to see greater parking provision included to reduce on-street parking from future residents.
- **Access:** there were objections regarding access from the north and the impact that would have on the cul-de-sac and the Community Garden. Equally, a common theme was the desire for dual access, especially from residents on the Manchester side.
- **Infrastructure Provision:** A common response amongst the feedback was generalised concern over local infrastructure, however, a few respondents requested greater clarity on what contributions the developers will be making to address this.

5.0 Ongoing Engagement

The scheme shared to the public during the first stage of consultation was the initial vision for the site, based on the agreed Development Framework, early stakeholder input, and data collected by the site's landowner Manchester Metropolitan University between 2017-2020.

As such, following this first stage, the development team took the time to consider the volume of responses that were received and the next steps for the development to ensure the scheme that was presented in the future was representative of the current state of the land and the feedback received. During this time new surveys and assessments were completed to aid progress with the revised masterplan, which focused on the following areas:

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

Engagement with key political stakeholders and the community was also conducted, which is summarised in the subsequent sections.

5.1 Political Engagement

When the scheme and updated plans started to emerge, meetings were held with political stakeholders to keep them informed of progress and to discuss the programme for delivery. Below is a summary of the meetings held outside of the consultation periods during 2024:

- February: Meeting with Longford ward councillors (Trafford) and Lexington to discuss programme and next steps for engagement
- March: Meeting with Trafford Council leadership, Longford ward councillors and Trafford planning officers with the development team to set out the beginnings of the revised masterplan
- May: Meeting with Councillor Gavin White (Manchester) and Lexington to discuss programme and next steps for engagement
- June: Meeting with Chorlton ward councillors (Manchester), Councillor Gavin White, and Manchester planning officers with the development team to set out the beginnings of the revised layout
- August: Meeting with Chorlton ward councillors (Manchester) and Lexington to discuss next steps in the programme
- September: Meeting with Chorlton ward councillors (Manchester) and the development team to share the revised masterplan
- September: Meeting with Trafford Council leadership, Longford ward councillors and Trafford planning officers with the development team to discuss revised plans and process of consultation

All the plans that were shared at this stage were done in draft format to provide the elected representatives with an update on progress. This was done so outside of the pre-application planning process.

5.2 Community Engagement

5.2.1 Site Investigations

The feedback received during the first stage of consultation it was made clear that up-to-date surveys were required. As such, further investigatory studies and surveys were undertaken during June and July to ensure a comprehensive evaluation of the land was available to the development team.

To notify residents of the upcoming works, the development team informed those closest to the site by:

- Posting a letter and FAQ document to more than 4,000 properties in the vicinity
- Issuing e-bulletins to c. 600 subscribers regarding the works and providing regular updates on progress
- Updating the consultation website to create a dedicated page explaining the surveys, the impact and the health and safety information.

Throughout the site investigation process local members were kept informed of progress.

A copy of the letter, FAQ document and distribution area can be found in **Appendix J**. The site investigation specific website screenshots can be found in **Appendix K**.

5.2.2 Ongoing Engagement

Community engagement with key stakeholder organisations continued during the design period, between the two consultations to ensure scheme progress was communicated and valuable input was received.

The meetings included:

- Two workshops with Manchester Intergenerational Co-Housing Organisation (MICO) to input into the design of the proposed co-housing development in the centre of the site.
- A meeting with St John's RC Primary School headteacher to share progress on the plans and the how the proposals were evolving
- A meeting with representatives from the Chorlton Community Land Trust (CCLT) committee to share progress on the plans, gather feedback and answer questions on evolution of the scheme

The development team appreciate the input from these organisations in helping to shape the revised masterplan which was taken forward to stage two of public consultation.

6.0 Community Consultation Stage 2

6.1 Consultation Approach

The second stage of consultation launched on Wednesday 9th October and closed on Friday 1st November 2024, providing the community with more than three weeks to provide their feedback.

The consultation welcomed feedback on the revised masterplan, setting out how the scheme had evolved from the previous round of consultation, the feedback received, and the technical assessment and surveys that had been completed.

When preparing for this consultation we wished to ensure it was accessible and inclusive to any who wished to participate, including:

- Specific meetings held with local community representatives
- Consultation brochures to nearby residents and local businesses
- Press release to local media
- Consultation website
- Consultation email
- Consultation freepost address
- Freephone community information line
- Webinar
- Social media advertising

Details of these methods and activities are outlined in subsequent sections. The approach to this second stage of consultation was shared and agreed with Manchester City Council planning officers before launching.

6.2 Consultation Promotion

6.2.1 Consultation Brochure to residents and local businesses

When preparing for this consultation the development team were committed to ensuring the process was accessible and inclusive to any who wished to participate. This is why, rather than informing residents with a simple leaflet providing them with an outline of the proposals (like the previous stage of consultation), the decision was taken to circulate a detailed consultation brochure that contained the same information that would be provided on the website and at an in-person exhibition on display boards.

This approach ensured that everyone received the same information for the consultation, regardless of their access to the internet or not.

The brochure was circulated to the same distribution area of c. 7,500 residents across both Manchester and Trafford areas from Wednesday 9th October. It was a 12-page A4 document that contained the following information:

- An overview of the scheme and how it evolved following the first round of consultation
- Details of the landscaping, and ecological and biodiversity enhancements
- Delivery of public open space and community uses
- A breakdown of the types and tenures of the homes to be delivered
- Access and transport information including active travel design features
- Update from the landowner Manchester Metropolitan University
- Consultation details including methods for feedback via phone, email or letter, and details of the webinar and how to register

The brochure also included a tear-off final page, allowing individuals to complete the feedback form, fold the page in half and seal, and then return directly to the development team via a Freepost return address, further enhancing the accessibility of the process ensuring individuals could feedback without access to the internet.

A copy of the brochure can be found in **Appendix L**.

6.2.2 Media Briefing and Press release

Several broadcast media outlets were approached on Monday 7th October to invite them to a site visit to Step Place's completed development: Neighbourhood, Bolton. The invitation was an opportunity to experience firsthand the type of sustainable neighbourhood aiming to be replicated at Ryebank, Chorlton as well as meeting with the development team to discuss the revised plans.

The invitation was issued to the following outlets:

- Manchester Evening News
- Place North West
- Granada Reports
- BBC North West Tonight
- BBC Radio Manchester

A copy of the invitation can be found in **Appendix M**. No outlets accepted the offer for the site visit. A further press release was issued to the below local media outlets at the consultation launch to further promote the consultation:

- Insider
- BE News
- Construction News
- 21 degrees
- Architectural Journal
- Inside Housing
- HQN
- The Mill
- Community News GM

Subsequently, coverage was published in the following outlets during the consultation period:

- Place North West – ‘Ryebank Fields plans tweaked after public feedback’ - [link to article](#)

A copy of the press release can be found in **Appendix N**.

6.2.3 Social Media

Paid-for Facebook advertising was used throughout the second stage of consultation to promote the plans and encourage participation. The adverts were distributed across the Greater Manchester area to ensure the widest possible conversation on the proposals could take place. The adverts informed residents of the consultation and directed users to the consultation website.

During the consultation period, the adverts were placed on feeds more than 43,900 times, with a reach of 15,436 people. From the adverts, more than 350 individuals clicked through to visit the website. A copy of the adverts used can be found in **Appendix O**.

6.2.4 Direct Contact

Ahead of the consultation launching, emails were issued out to key stakeholders to inform them of the launch of consultation, directing them to the website and to offer a specific briefing session with the development team to discuss the plans, ask any questions about the scheme and provide feedback,

Those contacted included:

- Jeff Smith MP (Lab, Manchester Withington)
- Chorlton ward councillors (Manchester City Council)
- Councillor Gavin White – Executive Member for Planning at MCC
- Andrew Western MP (Stretford & Urmston)
- Longford ward councillors (Trafford Council)
- Councillor Liz Patel – Executive Member for Economy and Regeneration at TMBC
- Chorlton Community Land Trust (CCLT)
- Bronwen O'Donoghue – Headteacher of St John's RC Primary School
- Trafford Rye Bank Residents Association
- Friends of Ryebank Fields (FORF)
- Park Rise residents (Trafford)

Subsequent meetings were held with several of these stakeholders as part of the consultation process, and details of this can be found in Section 6.3.5. A copy of one of the emails can be found in **Appendix P**.

6.3 Feedback channels

To encourage an open and inclusive consultation, accessible to all members of the community, the development team provided the following channels for feedback to be submitted.

6.3.1 Consultation Website

The consultation website, www.ryebankchorlton.com, was updated and re-launched on Wednesday 9th October 2024. The platform provided the same information that was available consultation brochure that was circulated to local residents:

- Details of the landscaping, and ecological and biodiversity enhancements
- Delivery of public open space and community uses
- A breakdown of the types and tenures of the homes to be delivered
- Access and transport information including active travel design features
- Update from the landowner Manchester Metropolitan University
- Consultation details including contact details to offer feedback via phone, email or letter
- An online feedback form
- Details of the webinar and a link to register

The information was set out in an interactive illustrative masterplan of the scheme, comprehensive FAQs and a virtual exhibition which displayed the brochures as ‘boards’ providing a similar, online experience to hosting an in-person event.

The site also hosted a variety of further information, that provided visitors with more in-depth understanding of certain aspects of the scheme. These documents were available as PDFs and available to view online and save, download and/or print:

- A printable copy of the consultation brochure
- The 2023 summary consultation report
- Further information on Southway Housing Trust and its vision for right-sizing
- Further information about Passivhaus developments
- Further information about co-housing development and MICO

Throughout the consultation period, the website received 4,009 visitors. Screenshots of the website can be found in **Appendix Q**.

6.3.2 Consultation email

A dedicated email address, ryebankchorlton@havingyoursay.co.uk, was established to receive feedback. During the public consultation period, a total of 80 emails were received. More information about this can be found in Section 6.7.

6.3.3 Community Information Line

The dedicated Community Information Line (0333 358 0502) remained available for individuals to call the development team directly. The phone line was manned between the hours of 9am and 5:30pm, Monday to Friday, and had the ability to leave a voicemail. During the public consultation seven calls were received and further information on the responses received can be found in Section 6.7.

6.3.4 Public Webinar

On Wednesday 16th October, the development team hosted an online Zoom webinar for interested parties to attend, hear more about the proposals and ask questions about the scheme. The webinar was promoted on the consultation brochure, the emails to stakeholders, the social media advertising and the press release.

Details of the webinar were also documented on the website, as well as the ability to register to attend. More than 100 people registered to attend the webinar via the website. A reminder email was issued on Tuesday 15th October to remind interested parties of the webinar and how to register. The Zoom link to join the session was sent at midday on Wednesday 16th October.

The development team shared a presentation on the scheme and explained the proposals in more detail. Participants were able to submit questions through a 'Q&A' function throughout the session. Once the presentation concluded, questions were answered verbally by the team.

The webinar was recorded and the video, as well as answers to the questions submitted, were published on the website for people to view. At its peak, the webinar had 69 attendees. The link to the video and the answers to questions published can be found in **Appendix R**.

6.3.5 Stakeholder Meetings

During the consultation period, specific in-person meetings were held with key stakeholder organisations and the development team to discuss the plans in further detail and for the participants to ask any questions about the scheme. Meetings were held with:

- Trafford Rye Bank Residents Association, with the elected members for Longford ward (Trafford Council)
- Friends of Ryebank Fields (FORF)
- Residents of Park Square (Trafford)

It is noted that whilst the meetings were held as part of the consultation process, the feedback received during the meeting should not be included as part of the groups' formal consultation response. The formal responses were sent via email, as documented in Section 6.5.

6.4 Summary of Feedback

In total, 818 individual submissions were received during the second stage of public consultation and the table below provides a breakdown of the different channels through which the feedback was received:

Method	No. of Responses
Website Feedback Forms	642
Posted Feedback Forms	89
Community Information Line	7
Email	80
Total	818

6.5 Feedback of note

A large number of stakeholders were involved in the consultative process and a number provided a response in their 'official' capacity as an organisation, group, member or politician.

Those of note are listed below, and their feedback has been analysed in the responses in the following sections.

- Trafford Rye Bank Road Residents Association
- Friends of Ryebank Fields
- Adrian Fisher, Director of Growth and Regulatory Services (Trafford Council)
- Longford Ward Councillors (Trafford Council)
- Friends of Longford Park
- Park Square Residents

A copy of the responses can be found in **Appendix S**.

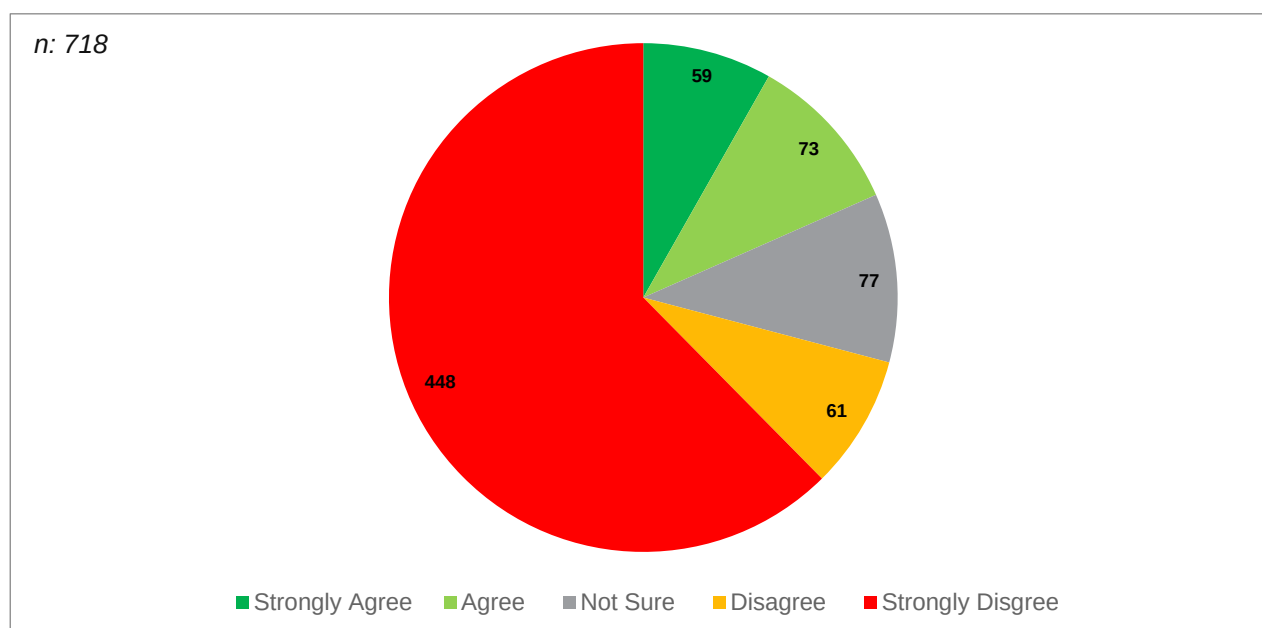
6.6 Feedback Forms

Most of the responses (731) were received via feedback forms over the consultation period. The first four questions offer quantitative feedback, with respondent able to express their level of agreement or disagreement with a statement on the standard Likert scale format.

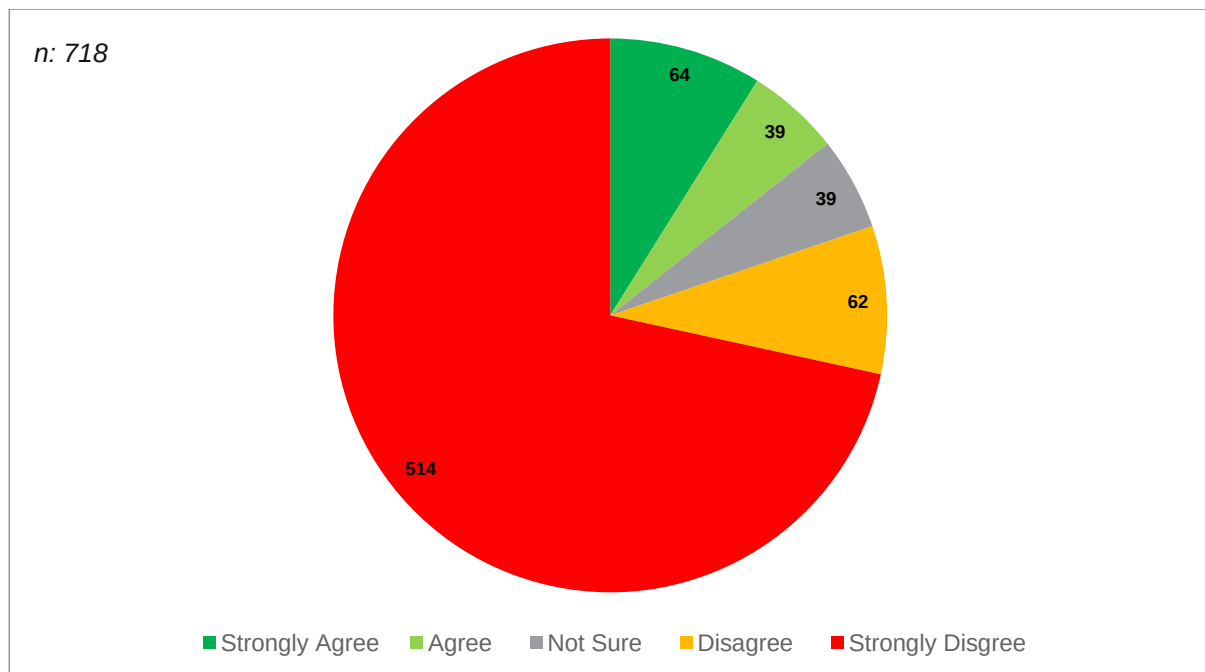
The final question provided qualitative feedback, with the respondent able to add their own comments. Free text responses are analysed through a process called 'coding' to identify common high-level themes and enable the categorisation of comments in 'codes'. The codes can then be analysed quantitatively to identify the most frequently occurring themes in the responses received.

A breakdown of questions and responses to the five questions asked can be found below.

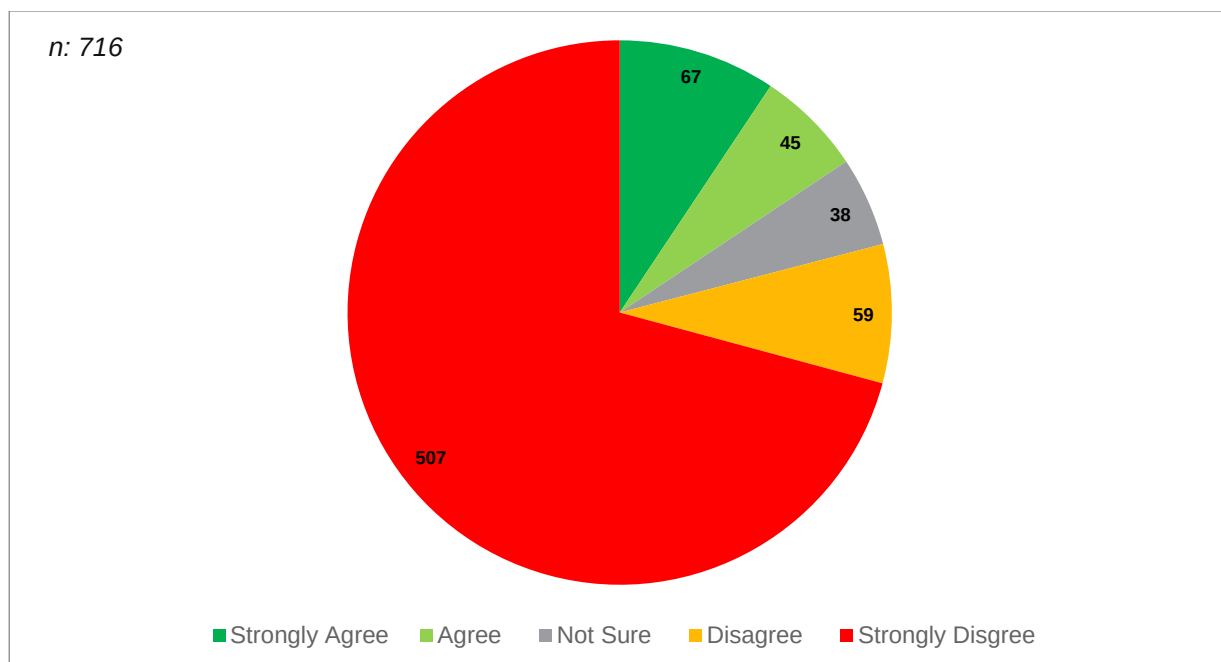
Response to Question 1 - The proposals are an improvement on the previous scheme



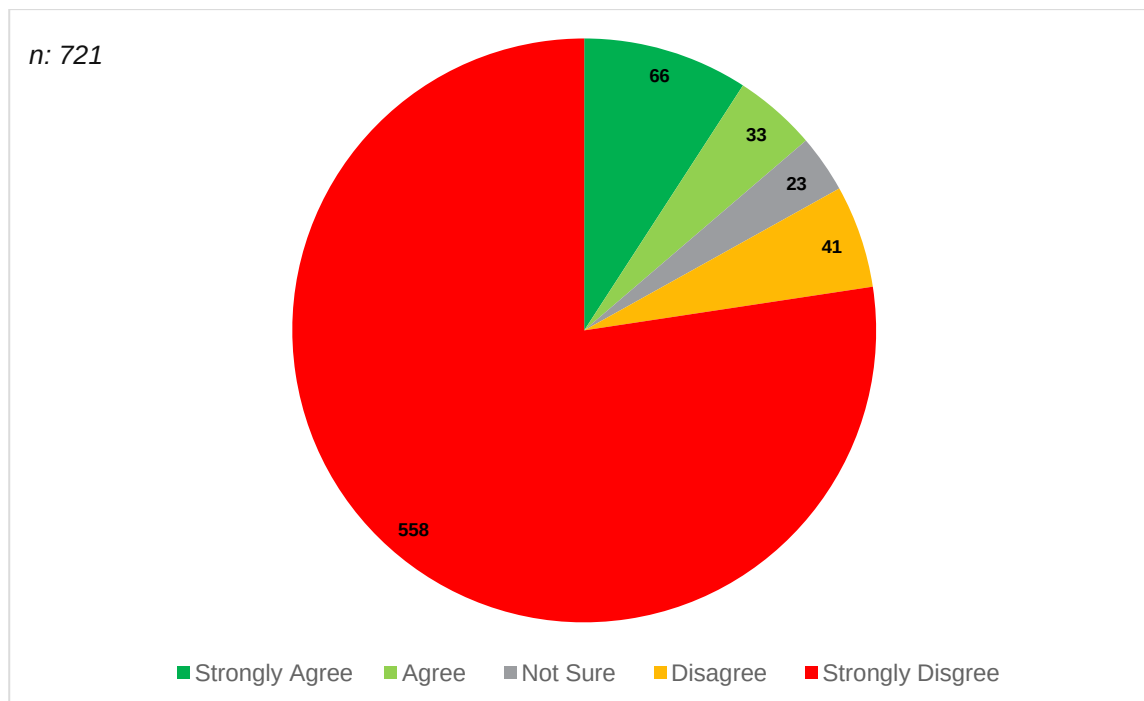
Responses to Question 2 - The plans for 120 homes at Ryebank represent an inclusive and diverse new community, making it safe for future generations



Responses to Question 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



Response to Question 4 - Overall, I support the design of the new neighbourhood included in the proposals



Please note that not all respondents answered all questions on the form, which means that the values in the graphs do not equal the total number of responses received (731). The number of responses (n: xxx) on each graph indicates how many people answered each question.

Key Points

- Question 4 asked of the overall feedback on the revised masterplan, and of the **721** respondents, **14%** were supportive of the proposals for Ryebank, with a further **3%** stating they were unsure or neutral about the scheme. Just over 80% of respondents, stated they opposed the proposals in some form.
- Of the 599 respondents who opposed the scheme, **51%** (n: 305) came from those who own their own home and a further 226 (38%) chose not to disclose their living status.
- Comparatively, only 10% (n: 62) of respondents who objected to the feedback lived with family or rented.
- Respondents were asked to provide a postcode in order for the team to understand where the responses originated from. Of the forms received, 717 provided a postcode that could be mapped, which shows that **406 (57%)** of all responses came from within the M21 postcode which is closest to the site covering the areas of Chorlton-cum-Hardy and Whalley Range. Of these respondents within the M21 postcode, **79% (n: 320)** shared their opposition to the scheme.

A map showing the locations of mapped postcodes can be found in **Appendix T**.

Response to Question 5 - Do you have any other thoughts about the proposals?

Question 5 was a free text response, where respondents could write openly about the scheme and its design to ensure opinions and feedback were effectively shared. Of the 731 feedback forms received, 644 (88%) chose to leave a comment.

Free-text responses are analysed through a process called 'coding' to identify common high-level themes and enable the categorisation of comments in 'codes'.

The codes can then be analysed quantitatively to identify the most frequently occurring themes in the responses received. As individuals mentioned multiple themes such the total number of references to these themes will be significantly higher than the number of responses received.

The key themes that emerged through the coding are listed below in order of frequency and expanded upon in more detail in the following section. This coding also includes the feedback received by email during the consultation period to ensure that feedback is properly recognised. Further information on the feedback received via email is available in Section 6.7.2.

Position	Issue	Description	Freq.
Oppose	General Opposition	Comments relating to the opposition of any development at Ryebank and MMU's decision to sell the land	417
Oppose	Loss of green space	Comments relating to the loss of community greenfield space and the impact the development would have on flora and fauna	392
Oppose	Brownfield first	Comments relating to the development being in the wrong place and how it should be delivered on brownfield land, with Ryebank left as is	225
Oppose	Traffic	Comments relating to the impact the development would have on local roads and parking, making them unsafe and exacerbating an already bad problem	178
Oppose	Pollution	Comments relating to the impact the development would have on noise and air pollution, with the current state of the land helping to clean the air	121
Oppose	Flooding and Drainage	Comments relating to the impact the development would have on flooding in the local area, with the current state of the land helping to manage rainfall	112
Oppose	Carbon sink	Comments relating to how the development would lead to a loss of a carbon sink which is important in tackling climate change	93
Support	General Support	Comments relating to the support for the development and improvements from the previous masterplan	67
Oppose	Health and safety concerns	Comments relating to the impact the development would have for the public through disturbing any harmful contaminants	46
Oppose	Community Garden	Comments relating to the proposed loss of the Ryebank Road Community Garden and its relocation into the development	46
Oppose	Local services	Comments relating to the impact the development would have on local services such as schools, doctors, and dentists	31
Support	Age friendly offer	Comments relating to the inclusion of (more) over 55 accommodation as affordable	24
Oppose	Northern access	Comments relating to the proposed northern access via Rye Bank Road into Trafford boundaries	24
Support	Landscaping	Comments relating to the retention of the Aspen Grove and inclusion of green space in the plans	23

Position	Issue	Description	Freq.
Support	Design	Comments relating to the design of the scheme going beyond standard housing developments	18
Oppose	Car parking	Comments relating to the lack of car parking in the proposals and the impact any overspill would have	16
Support	Passivhaus	Comments relating to the commitment to deliver buildings as Passivhaus certified	14
Support	Housing need	Comments relating to the need for new homes	13
Neutral	Traffic calming	Comments relating to how more information is needed / more work needs to be done on delivering traffic calming measures on local roads	13
Oppose	Construction	Comments relating to the impact construction would have on residents	12
Support	Co-housing	Comments relating to the inclusion of the co-housing element within the development	12
Support	Housing for autistic people	Comments relating to the inclusion of the block of housing for autistic young people	10
Oppose	Nico Ditch	Comments relating to the inclusion and representation of the Nico Ditch	8
Neutral	Management	Comments relating to how more information is needed on how the green spaces would be managed as part of the future development	6
Support	Connections	Comments relating to the inclusion of new pedestrian and cycle links through the site to connect the north and the south	6
Oppose	Age friendly offer	Comments relating to the lack of need for over 55 accommodation and the need for affordable homes for different age groups	5
Oppose	Utilities	Comments relating to the impact the development would have on the sewer system	4
Neutral	Lighting	Comments relating to how the lightning across the site will be delivered to weigh up community safety and impact on the environment	3
Neutral	Types of homes	Comments requesting more two bed apartments with the over 55 accommodation	3
Neutral	Suggestions	Comments relating to specific design changes, such as layout of the different buildings on the site	3

Examples of comments

The following tables highlight examples of verbatim comments received as part of the consultation process and the themes associated to them.

Oppose: General Opposition

Total Mentions
417

Verbatim Responses	
M21 9LA	<i>I strongly oppose any building or construction on this area of wildlife</i>
M29 7AQ	<i>I feel it would be a great loss to the whole Chorlton community if the fields were built on.</i>
M21 9WT	<i>This should not be developed on. Your proposals are not convincing me that this is supporting the local community</i>
M21 9JD	<i>I strongly disagree with the plans to disturb and destroy Ryebank Fields for housing development. This represents an unacceptable loss of a precious and rare rewilded green space within our community, a eco-crime against us, our children and future generations, and a shameful short-sighted commercial sleight-of-hand by Manchester Metropolitan University to attempt to capitalise on this inappropriate development at the expense of our local community.</i>
M32 8JN	<i>This is all green washing - just leave the land as it is.</i>
M21 9ND	<i>Leave Ryebank fiels as they are. Already home of thousands of creatures</i>
M21 9NW	<i>I completely and unequivocally object to the proposed development/ destruction of Ryebank Fields</i>
M21 9LZ	<i>I do not agree with any type of development on Ryebank Fields. It is a rewilded, biodiverse space that must be preserved.</i>
M21 9PW	<i>Ryebank fields are an integral part of the local community for dog walkers like myself. I strongly oppose ANY development on the site</i>
M16 0HB	<i>I am against any development on Ryebank Fields. Protect green space.</i>
M16 8JA	<i>I completely OPPOSE any development on Ryebank fields. This is not the place. Ryebank is a Wonderful green space and your homes will not be affordable to anyone.</i>
M21 8ES	<i>This site should not be built on ,it serves the community better as an entirely green space.</i>
M33 6BN	<i>this proposal must never pass, not now, not in the future, not ever.</i>

Oppose: Loss of Green Space

Total Mentions
392

Verbatim Responses	
M21 9DA	<i>I will be objecting to the proposals as will a lot of local residents as the wildlife in this location is important and should be protected. Whilst I understand there is a housing crisis, there are many local developments planned already that are addressing this. We need to protect our green spaces. Areas such as Ryebank fields act as vital green corridors.</i>
M32 0UG	<i>Ryebank Fields are a rare and unique example of urban biodiversity which should be protected at all costs. We have numerous large scale apartment developments underway in the local area and dressing the proposed development up as some sort of thinly veiled eco-construction doesn't hide the fact that this will be yet another huge blow to local wildlife and habitat that so many of us in the local community enjoy on an almost daily basis. I'm all for development where needed, but not at this level of environmental impact.</i>
M21 9JF	<i>I am strongly opposed to the green space selected for this development which has become essential to my well being. It is home to a plethora gorgeous wildlife which has been thriving for generations, I do not want you to kill it all.</i>
FY6 8DE	<i>The loss of such a diverse and rich environment would impact negatively on all in the area. Our children need to develop an appreciation and understanding of the natural world to ensure a harmony between man and nature</i>
M21 9LY	<i>As has been made very clear by the neighbouring communities, Ryebank Fields is a much loved and well used community resource that cannot be replaced. The UK, and Manchester, is in dire need of greenfield spaces as it is one of the most nature depleted countries in the world. The city already suffers from a lack of green space, and what makes the local area so special is the thriving wildlife and green spaces. The pandemic underlined the need for this space for the city, providing wild spaces for citizens that was much needed for mental and physical wellbeing. This space, as has been mentioned, is a greenfield which has been rewilded and matured over decades - cared for by the community, and must not be destroyed, especially during our current climate crisis.</i>
M21 9NT	<i>This is a greenfield site and, as such, should not be built upon. We cannot afford to lose our precious green spaces, which we know offer us the</i>

Verbatim Responses	
	<i>opportunity to unwind and relax. South Manchester is widely developed and Ryebank FIELDS offer a bit of wilderness in which to recharge our batteries.</i>
SK22 3HZ	<i>It's critical Greenfield sites are preserved for nature as we are facing an ecological, biodiversity and climate emergency. Green spaces with intact wild ecosystems, especially within an urban area, are vital for tackling all these issues. \r\nRyebank Fields is such a green space, it is an irreplaceable rewilded space, home to multiple species of flora and fauna and a maturing ecosystem developed over decades and continuing to evolve. It is also an important carbon and heat sink. We CANNOT afford to lose it, as no amount of mitigation will do enough to replace what's lost.</i>
M21 9GL	<i>We are in a biodiversity and climate emergency. MCC should not allow for a precious natural rewilded space, home to multiple species of flora and fauna and a significant carbon sink to be destroyed when there are existing Brownfield sites in the area which are yet to be developed. The Manchester Core Strategy highlighted the need to preserve all natural and semi natural green spaces in the South of the city and the Local Plan consultation received an overwhelming response that Ryebank Fields should be protected as an important Local Green Space.</i>
M32 8QU	<i>The development would represent the loss of an important semi-natural wildlife site of which there are very few in South Manchester. The site should remain as a semi natural area. On this basis, the latest scheme does not represent any improvement on what was before.</i>
M16 0FY	<i>Ryebank Fields is a greenfield site, it should be designated as Manchester's first Local Green Space to have additional protection from development. Manchester has very few public green spaces left, we cannot afford to lose another one.</i>
M21 7HR	<i>This land is currently a lovely wildlife site, providing the local community with access to green, wild space otherwise unavailable in the immediate vicinity (Longford Park is manicured and lifeless in comparison). The impact on mental and physical community wellbeing will be immense if lost to development - and these proposals are NOT retaining the spirit or wildness of the place, replacing that with gardens that owners have no duty to manage or retain for nature, or shared spaces that will become far poorer human-dominated duds.</i>
M16 0FY	<i>Ryebank fields should be a designated local green space for future generations to enjoy. This area of Manchester has very few open green spaces left we need to protect them, not build on them!</i>
M21 9SP	<i>Ryebank Fields is a much loved, much used green space which is accessible to anyone and is a community asset that is home to a myriad of insects, birds, bats, foxes, trees that could be lost</i>

Oppose: Brownfield First

Total Mentions
225

Verbatim Responses	
M21 9DA	<i>This is Greenbelt land. As an industrial city there are numerous brown sites to develop in preference - choose one of those instead!</i>
M20 3EJ	<i>I think Ryebanks is an important community green space, one of the last remaining green spaces. Destroying it and building more houses is a terrible idea, perhaps use one of the many brown spaces or improve the existing housing</i>
M16 0HB	<i>The site is Greenfield why is it being targeted when there is so much unused brownfield or industry zoning in the area?\</i>
M16 0FY	<i>This is greenfield NOT brownfield land, it is an essential asset to the community and to wildlife. It is a carbon sink in a busy built up area. There are plenty of brownfield sites to develop and I strongly oppose this development.</i>
M21 9JN	<i>Manchester needs housing but there are so many more suitable brownfield sites to build it on. I would be deeply saddened if a large scale development went ahead on the site.</i>
M32 8PH	<i>It is a greenfield site - not brownfield- there are many alternative brownfield sites in the area that could be built on rather than destroying this beautiful greenfield site.</i>
M21 9WQ	<i>The area is designated as Greenfield and should not be built on. Please find a Brownfield site to build the housing on on instead.</i>
M16 0FP	<i>Ryebank Fields are Greenfield, and there are existing Brownfield sites yet to be developed even within the local area, eg 200 homes at Chorlton District centre, 1000s of new homes nearby in Old Trafford and Stretford.</i>
M21 0NB	<i>Ruining a vital green space in a very crowded urban area when there are brownfield sites available in the area</i>
M21 9WP	<i>I disagree that this greenfield site can be developed under the Manchester wide development framework as this would only apply to brownfield sites. There are plenty of brownfield sites in Manchester so why don't you develop those first?</i>
M21 0GX	<i>Ryebank fields is a green field not a brown field as stated. There are nearby brown field sites that can be used to provide housing.</i>

Oppose: Traffic

Total Mentions
178

Verbatim Responses	
M21 9LX	<i>On Ryebank Road we suffer from terrible traffic problems already when there are events on in Longford Park and the stadium. We absolutely do not want any more cars in the area.</i>
M32 8PG	<i>The area is already densely populated. There will be increased pollution and traffic congestion as well as safety issues with schools nearby.</i>
M21 9LS	<i>The Chorlton and Stretford areas are already dealing with too much traffic and air pollution as it is. Ryebank road is already a nightmare traffic wise and this can only make it worse.</i>
M16 0HD	<i>Great Stone Road already suffers from congestion, particularly at peak times and on event days. The addition of traffic from these residences will add to this congestion on Great Stone Road and the Quadrant. In particular the access on the Trafford side will add pressure to the Rye Bank V Great Stone Road junction.</i>
M21 9WT	<i>The traffic is already really bad, I don't understand how you think putting more cars into the mix is even going to work</i>
M16 0HB	<i>The junction between Rye Bank Road (North) and Greatstone Road is dangerous for cars and pedestrians as sight lines are often blocked by parked vehicles. Adding to the number of vehicles would exacerbate this</i>
M21 9NP	<i>There is absolutely no way that any traffic survey has shown that these streets can handle extra traffic. \n\nI'm looking out of my window at cars bumper to bumper on Longford Road right now. If you had seen how this is every single day, as things are now without the extra houses and cars, you would not dare to suggest that the area can handle the extra traffic</i>
M21 9NG	<i>I remain significantly concerned about the inevitable increase in traffic along Longford Road and the increased congestion and safety of the children from the adjacent schools.. The local network will show capacity but the localised impact on the immediate roads is already a well known issue and this development will add to this issue and currently identifies no mitigation.</i>
M16 0HE	<i>I am most concerned about the effects of increased traffic on Traffords & Charlton's roads - increased pollution, more congestion, more parking issues and more difficulty safely navigating the roads for pedestrians and drivers alike.</i>

Oppose: Pollution

Total Mentions
121

Verbatim Responses	
M21 9GH	<i>The air pollution is already high in Chorlton and more residents with more vehicles will exacerbate this very serious problem already having a detrimental affect on the residents and local schools.</i>
M21 9WT	<i>There is already unacceptable levels of pollution in the area, some mornings I can smell the pollution from the road. More housing and traffic is going to make this even worse and shouldn't be allowed.</i>
M21 9FY	<i>I also disagree with the plans because there will be significant loss of amenity from increased traffic, noise and pollution.</i>
M16 0EY	<i>This will bring increased noise and traffic to the area! We dont want this</i>
M32 8PG	<i>I strongly disagree with houses being built on Ryebank Fields as it will change the community spirit we have in the area. Also, many knock on effects such as traffic, extra pollution, traffird, noise, etc.</i>
M21 0QT	<i>building houses will bring all the extras to the area which will be damaging for any 'enhancement', such as cars, noise, light pollution, dogs and cats.</i>
M21 9JZ	<i>Manchester has poor air quality (as confirmed on the council's own website) and building in a very densely populated part of the city will make it worse when it needs to get better.</i>
M5 4UT	<i>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.</i>
M21 9GL	<i>the streets surrounding these Fields are already above the 85th percentile for pollution in the UK and exceed multiple WHO air pollution limits. A development on Ryebank Fields will result in more cars and increased congestion on these small roads and will worsen this existing issue. This is concerning for residents and children who attend the two adjacent schools</i>
M21 9WQ	<i>As an asthmatic and a mother of a young child, I am extremely concerned about the added pollution such a development would bring to the area.</i>

Oppose: Flooding and Drainage

Total Mentions
112

Verbatim Responses	
M21 9RH	<i>I believe any development on this green space will only add to the flooding issues already experienced in the local area.</i>
M32 0AY	<i>I oppose development in any form in green belt spaces on grounds of biodiversity, flood risk and impacts to the quality of neighbourhood.\</i>
M16 0HB	<i>The green space also acts as a natural sponge preventing localised flooding.</i>
M16 0HA	<i>The gardens and parkland that border Ryebank Fields are frequently water logged and flooded, paving over the majority of Ryebank Fields is highly likely to add to this problem. The 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</i>
M21 9ND	<i>The water table in the area is very high and my house and neighbours' houses on Maidstone Avenue are prone to flooding, this issue will only get worse with the replacement of vegetation and trees with houses and roads.</i>
M32 8JE	<i>The apparent reduction in drainage capacity of the scheme now proposed will amplify concerns that the significant flooding in the cellars and gardens of neighbouring properties will be exacerbated.</i>
M21 9WX	<i>The explanation about drainage is not specific enough -just a generic statement about rain gardens, and rainwater harvesting, SUDS, and a pond does not give enough detail of how flooding will be prevented, given how wet the part of Longford park adjacent to the fields is.</i>
M21 9NA	<i>drainage is a real issue in the area with regular waterlogging and flooding. The development of a greenfield site will significantly increase risk of waterlogging and flooding.</i>
SK4 3LH	<i>Ryebank Fields is a GREENFIELD site not brownfield and should not be touched. It has been a well loved site of natural wellness support for decades and supports carbon sink, helps with local flooding and air pollution.</i>
M21 9NT	<i>Flooding!! Are you going to insure all local house's against this?</i>

Oppose: Carbon sink

Total Mentions
93

Verbatim Responses	
M21 8FE	<i>This designated Greenfield site is much loved and used by the local community. It is also an important carbon sink in the face of climate change</i>
M21 9DS	<i>They're a significant carbon sink, heat sink (has a cooling effect in Summer), clean air qualities and a flood attenuation 'sponge'. These are sometimes collectively known as 'ecosystem services'.</i>
M21	<i>RF is a carbon sink and helps address local air pollution and flooding</i>
M16 0FY	<i>The space is a carbon sink and helps address local air pollution and flooding.</i>
M32 8PG	<i>As we are in a climate emergency Ryebank Fields should not be built on. It's home to multiple species of flora and fauna and is a significant carbon sink with multiple mature trees</i>
M21 8TJ	<i>They have become a significant rewilded space and, in this era of ecosystem collapse, this is the kind of space that we need to protect and extend. The fields are a significant carbon sink and reduce summer heat, help to clean the air and soak up water</i>
WA14 4HL	<i>This is important greenfield land that is providing extremely valuable habits, a carbon sink, reduces air pollution and flood risk, and access to nature for local people.</i>
M21 9NY	<i>Ryebank Fields acts as a vital carbon sink and flood plain for this densely populated urban area of south Manchester.</i>
M16 0GG	<i>the biodiversity of the site is an essential 'carbon sink' and 'green lung' in this densely populated corner of South Manchester and North Trafford.</i>
M21 9NL	<i>Ryebank Fields is a carbon sink, absorbing harmful CO2 from the atmosphere, making local air healthier for everyone.</i>
No postcode provided – response via email	<i>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.</i>

Support: General support

Total Mentions
67

Verbatim Responses	
M21 9LH	<i>Thanks for the thoughtful proposals - I haven't seen the previous proposals in full, but I think these are excellent. There are a vocal few in Chorlton who are opposed to any building on this land - I am sure there are many more of us the silent majority, who support the expansion of Manchester on it at a time when housing is desperately needed.</i>
M21 9DE	<i>I strongly support these proposals - the modifications are great and I very much hope it will be built very swiftly.</i>
No postcode provided – response via email	<i>I strongly support the development - people need somewhere to live, and it is close to public transport links. It looks well-considered. The school could do with the increased numbers. Local councillors have already been involved with the planning process. It really just needs to get built out now.</i>
No postcode provided – response via email	<i>I have looked at the Official Pre-Planning Application Consultation and it all looks very positive. I think the plans show that this area will be used by many people and not just dog walkers, which I understand is the current main usage and the reason why I do not like to walk in this area. The plans show that in future this site will be more accessible to all. I fully support the design of the new neighbourhood.</i>
SK5 7QB	<i>I think its great to see these develop, I think it looks great, some elements of the first scheme I probably preferred but I think you have taken stock well of what the locals have said and produced the best possible plan for this site. This will be the best new development in the north west by a long shot</i>
M16 0DR	<i>I strongly support the development. There is a housing emergency - moreover, this is a sustainable location in terms of proximity to public transport and amenities. I understand how others feel. But we need to bear in mind the needs and wellbeing of the people who will eventually be living there, and the quiet majority too who care about their friends and family being able to find housing, and who want to live in a city with good housing stock available in places people actually want to live. This is what makes communities and cities sustainable.</i>
M21 9SR	<i>I am pleased to see further enhancement to the development which I fully support. It will be a welcome addition to Chorlton showing that this community can play its part in meeting the demand for new homes, help our local economy and reduce the need for urban sprawl on the city boundaries.</i>

Oppose: Health and safety concerns

Total Mentions
46

Verbatim Responses	
M21 9WT	<i>The fields have been used as a land fill dumping ground in the past with the old lake filled with potentially unknown hazardous objects and waste materials. It would be foolhardy to disturb the land and create any unforeseen hazards to the enviroment and local residence.</i>
M20 3DU	<i>Add to this all the health risks of trying to remediate heavily contaminated land and it's staggering this is being proposed. The land has already been remediated and. rewilded and the contamination should be left buried and safe.</i>
M21 9GQ	<i>asbestos risk alone with other chemicals travelling in the air to nearby school.</i>
M32 8HT	<i>Any development of this land is a poor idea. Leave the toxic waste underground and let the community continue to enjoy this precious space.</i>
M21 9FY	<i>It is planned to be built on an old tip which contains unknown and known dangerous substances.Asbestos has been discovered during site surveys and not dealt with properly</i>

Oppose: Community garden

Total Mentions
46

Verbatim Responses	
M16 0EP	<i>The proposed access road will destroy the Rye Bank Community Garden at the end of Rye Bank Road, Firswood which is loved and well used.</i>
M16 0HB	<i>I am part of a very strong community on the Trafford side of the fields. We have, together with the funding of Trafford Council, built a community garden that we cherish and use daily. This garden not only benefits our community, but the wider community of passers by and dog walkers who also regularly use this as stopping and refreshment point in their daily outdoors routine.</i>

Verbatim Responses	
M16 0HB	<i>Rye bank road is a cherished safe cul de sac that has a wonderful community that has been able to evolve because of its cul de sac nature. Our children safely play on the streets, we regularly use the space for community gatherings which are vital for our community spirit supporting all ages and diversity. Our beloved community garden and being a no through road is vital to sustain this.</i>
M16 0HS	<i>I strongly object to the destruction of rye bank community garden</i>
M16	<i>Removing our Rye Bank Community Garden, an invaluable asset to our community, would dismantle the relationships, traditions, and shared efforts that make our neighbourhood special. The garden supports mental health and well-being for all who visit, fostering a resilient, interconnected community, a vital foundation for a sustainable future.</i>

Oppose: Local services

Total Mentions
31

Verbatim Responses	
M21 0RW	<i>No services are included for the residents and the current services are unable to cope with the volume EG - doctors - schools - dentists - Chorlton and Firswood tram at peak.</i>
M21 9LA	<i>The gp services in chorlton are already overstretch as are the schools. There are no plans to improve these.</i>
M21 9GB	<i>What extra resources have been planned to support extra housing, eg will the local GP practice have extra staff? more frequent transport links?</i>
M21 9WN	<i>the lack of infrastructure to serve the current community eg lack of school places , drs appointments etc- nothing in the plans deals with any of the real issues that building on this area would cause</i>
M32 0UG	<i>There are too many houses in this area, which would cause over crowding, I already can not get my children with a dentist as they are all full. The schools are all over subscribed in the area.</i>
M21 9WT	<i>Local health and education infrastructure is already stretched and will struggle to cope with the additional demands created by this development.</i>

Support: Age Friendly Offer

Total Mentions
24

Verbatim Responses	
M21 9GH	<i>I am very happy with the development of 50 social housing units there</i>
M21 8XB	<i>I was hoping to buy one of these houses/flats for the elderly, as you are making them 'affordable'</i>
M21 9SR	<i>I am pleased that there is an increase in affordable housing</i>
M21 8XB	<i>I have to be honest that I'm fairly impressed by the designs: if all social, affordable, heritage and environmental aspects are delivered as described</i>
M21 9LH	<i>The commitment to affordable housing seems positive</i>
No postcode provided – response via email	<i>I have just had a look at the revised plans and these look really good. The existing usable green spaces on the site are being retained and the mix of different types of homes - all so desperately needed in the area will make good use of the rest of the site.</i>

Oppose: Northern Access

Total Mentions
24

Verbatim Responses	
M16 0HB	<i>I am opposed to creating a vehicle access on Rye Bank Road, Trafford. This is the cul de sac home of a close community who hold social events and serve the wider community by having created a Community Garden, with the support of Trafford and local businesses. This Asset of Community Value is much appreciated by both Manchester and Trafford residents for it's seating, planters ,little library,dog water station and kids play area. The planned vehicle access would demolish this. It would also change the character of our road with extra traffic and overspill.parking, where there is barely enough room for residents parking. This would make the road much less safe for our pets and our children to play.</i>

Verbatim Responses	
M16 0HB	<i>Surely if Manchester is doing this they should do so by inconveniencing Trafford residents as little as possible, both long and short term.\r\nThis proposed new access road seems to be a terrible idea from a Trafford residents' perspective.</i>
M16 0HB	<i>I also Strongly Disagree that any development should be accessed via Rye Bank in Trafford /Stretford</i>
M16 0HB	<i>I particularly object as a Trafford resident to any proposal to access the land from the Trafford side. It will ruin the community we have built up over the years</i>
M16 0HD	<i>Access to Trafford Roads should not be granted without the developers working with Trafford Council and surrounding residents to agree a suitable traffic calming measures.</i>

Support: Landscaping

Total Mentions
23

Verbatim Responses	
M21 9WL	<i>Generally the scheme looks good, and I hope a priority for green space and well considered landscaping can be continued through to the delivered scheme.</i>
M21 9LU	<i>Ryebank Fields has been a waste land for many years. It should not remain in its current state. The proposed development will provide much needed energy efficient housing, and the creation of improved and accessible green spaces.</i>
M21 9WS	<i>The green area at Aspen Grove is in terrible condition and neglected. It provides a hiding place for young people with bad habits, where they go to consume drugs and then enter St John's School to steal. We need to make use of that space, and your proposal is outstanding.</i>
M21 9PB	<i>I especially feel that the greater integration of woodland is to be commended</i>
M16 0HB	<i>I'm really pleased to see plans to retain the Aspen Grove area as this would mean we would still have the trees next to our garden which provide privacy and shade for our garden. This is the most important issue for me. I am also relieved to see retention of many of the bordering trees- this is vital</i>

6.7 Other feedback

6.7.1 Feedback by telephone

Seven calls were received via the Community Information Line during the consultation period.

- Two calls were regarding the webinar and when the link to join would be issued
- One individual wanted to discuss the provision of flats for autistic young people
- One individual wanted to know more about the site investigations
- One individual wanted to share their support for the scheme, in particular for the provision of over 55 accommodation and the landscaping / retention of green space
- One individual queried the boundary of the proposals with St Johns school
- One individual raised concerns about the impact the scheme would have on traffic and local roads, in particular Great Stone Road.

6.7.2 Feedback by email

Residents and stakeholders were invited to contact the development team via a dedicated project email address. During the consultation, 80 individuals / organisations provided feedback via this method. The themes from the emails included:

- General opposition to the proposals
- Opposition to the scheme in relation to loss of green space, impact on the environment and loss of community space
- General support for the proposals
- Support for all buildings being certified Passivhaus
- Queries over the access points for vehicles and whether the northern access has been agreed with Trafford Council
- Concerns over the potentially hazardous materials on the site
- Support for the scheme, in particular the provision of green space and the walking and cycling connections between the north and the south
- Impact the development, and other developments in the area would have on local services, such as schools, GPs, dentists.
- Concerns over the impact the development would have on traffic and road safety
- Complaints over the consultation process
- Impact the development would have on utilities and local drainage
- Future community ownership of parts of the site, with suggestions of community gardens and cafes
- Support for the proposed co-housing element of the scheme
- Registering interest in over 55 properties

This feedback was registered, and responses were issued by the development team. The topics raised by those that issued emails has been included in the free text coding in Section 6.6 to ensure the feedback was properly recognised.

7.0 Responses to Issues

The development team would like to thank everyone who participated in the consultative process for Ryebank. During the two-year programme, several topics were raised by respondents. The development team has sought to respond to these comments within this section.

7.1 Principle of the development

The majority of the opposition posed throughout both stages of consultation was regarding the principle of development at Ryebank.

As part of a wider estate strategy of consolidating the University into a single, sustainable, city campus, Manchester Metropolitan University decided to sell the land, meaning any proceeds from the sale can be invested into the University's core purpose of providing high quality teaching and research.

Following this decision the University, working in collaboration with Manchester City Council (MCC), identified Ryebank as a suitable location to meet the need for high quality and affordable housing as part of the Council's wider development plans for the Chorlton area.

As such, the University was encouraged to prepare a Development Framework to define the broad parameters for the future development of the Site. A development framework is set of guidelines for a site setting out what sort of land uses would be acceptable and the design, layout and supporting infrastructure requirements.

Work commenced on the preparation of the Development Framework in 2015 and a period of public consultation was held on the draft document in 2017 following internal engagement with key stakeholders at MCC. The final version of the Ryebank Road Development Framework was subsequently finalised and approved by MCC in June 2019.

The adopted Development Framework confirms that residential is an acceptable land use on the site and an important material consideration in the determination of the planning application. It set out how Ryebank offers potential to provide much needed new high-quality housing to support the demands of a growing population and Manchester's economic growth aspirations, which will assist in enhancing its reputation as a truly liveable city.

Whilst it does not form part of the Council's adopted development plans, it is an important material consideration in the determination of the planning application

The site benefits from close proximity to Chorlton District Centre and Stretford District Centre, with all the shopping, leisure and cultural amenities each offer. A selection of local shops, convenience stores and amenities are located in closer proximity at The Quadrant and along Warwick Road South, making it an accessible and well-connected location for future residents to enjoy.

7.2 Loss of Green Space

The site is designated as natural and semi natural open space and has a high biodiversity baseline already, but the ambition is for the proposed development at Ryebank to meet a 10% biodiversity net gain. The development team recognise that despite the position of the landowners that the site should not be accessed, it is used by the community and any development would have an impact on those who frequent it.

That is why sustainability has been a key driver for the shaping of the landscape with the plans evolving to retain as much high-quality existing trees and vegetation as possible. Early feedback from the first stage of consultation raised concerns about the impact on high ecological value areas such as the Aspen Grove to the north of the site, and the woodland boundary with Longford Park.

The revised masterplan considered this, and led by ecological surveys, the submitted design adopts a retain and enhance approach with large areas of Ryebank remaining as is. 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.

Low impact interventions will be delivered to enhance the landscape where possible whilst ensuring habitats are not lost and supporting existing flora and fauna. This includes the introduction of a wildflower meadow, new scrub and native tree planting, the creation of bug and bee hotels, growing spaces, and the inclusion of swift and bat boxes.

A full Landscape Layout & Planting Plan has been submitted alongside the application which provides further detail on the planting strategy, landscaping approach and how the scheme seeks to deliver ample green space as part of the development.

The Planning Application is supported by a Landscape Management Report which seeks to establish long term management objectives and practices for all of the communal external areas associated with the proposed development. The development team is supportive certain elements of the scheme being under the control of the community and looks forward to discussing with stakeholders how this can be agreed.

7.3 Impact on flooding

Ryebank is not in any flood zone, but the development team appreciate the feedback received from participants throughout the consultative process that localised flooding occurs in neighbouring properties to the site during periods of heavy rainfall. The water table is relatively high in the area and that is why the proposed development includes extensive measures to combat the risk of localised flooding to both existing neighbours and future residents.

The initial proposals had two ponds to help retain rainwater, before being captured into the main drainage system, with new wetland habitats. These were then revised to provide one central detention basin in the centre of the site at the site of the former Nico Ditch. Located along the original pathway of Longford Book, the Ditch forms the primary element of the sustainable urban drainage concept as well as creating new wetland habitats.

The amount of hard landscaping has been carefully considered in the scheme evolution, to avoid overdevelopment. The extensive retention of habitats to the north and west are established systems for helping to cope with periods of high rainfall and will continue to do so. As part of the development, 2m rain gardens and street trees will be delivered along the adopted highways within the scheme, designed with planting that can tolerate wet and dry conditions, with plants that are climate resilient.

Sustainable Urban Drainage Systems (SUDS) will be installed where possible, to help manage surface water more effectively and limit risk of flooding in the area. By mimicking natural drainage regimes, SUDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. A well-designed system will ensure that surface water enters the water courses at a far slower rate and therefore will significantly reduce flooding risk, even when compared to an undeveloped site.

A Flood Risk Assessment is being submitted with the planning application, which assesses the risk of flooding from all possible water sources and identifies the mitigation measures required to mitigate risk.

A Drainage Strategy is also being submitted. The development would have a dedicated surface water network that serves to drain the highway, building plots and associated hard landscaping. This network would discharge into Longford Brook via Longford Park. In order to restrict the discharge rate, surface water attenuation is to be provided in the form of various SUDS features including permeable paving / sub-base attenuation, rain gardens and the basin proposed in the vicinity of the Nico Ditch.

7.4 Traffic, Access and Parking

The development team recognise concerns raised throughout the consultative process about the impact the scheme would have on local roads, the dual access points for vehicles and the parking delivered on site.

Please note that whilst many participants in the consultation shared comments regarding the existing problems with the highway network, the planning application can only seek to address and mitigate any additional impact the proposed scheme could cause. It is not the responsibility of the planning application to solve existing problems.

However, the development team understands that traffic is one of the core issues surrounding the proposed scheme due to the existing issues and would like to reaffirm its commitment to working with elected representatives, local stakeholders and Council officers to find suitable measures throughout the planning process and beyond.

7.4.1 Traffic Impact

Traffic flow modelling and traffic surveys have been completed to understand the current state of the local roads to the north and south to better understand and manage the impact of the development. The results show that whilst there will be a minimal increase in the number of vehicles, the roads can take the capacity of the additional homes, even at peak hours.

Following feedback from the first stage of public consultation, the road and housing layout for the site was changed 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 further helping to reduce the impact on the local roads.

The proposed scheme also includes measures to calm traffic along Longford Road, such as improving visibility at the corner of Longford Road and Ryebank Road, creating a raised table junction at the entrance / exit to the site, and introducing speed bumps along the length of Longford Road.

A full Transport Assessment has been submitted with the planning application, which assesses the impact of the proposals on the local road network and methods to effectively mitigate any impacts that may arise to an acceptable degree.

The Transport Assessment will be produced in parallel with a Travel Plan report, which will outline initial strategies and measures for encouraging residents to travel by sustainable modes such as walking, cycling and public transport. The Travel Plan will establish specific aims, objectives, and targets in order to reduce single occupancy car journeys to / from the site.

Following ongoing engagement with the site's neighbour, St Johns RC Primary School, the development team would like to reaffirm its support for any future application made by the school for School Streets status on Longford Road.

7.4.2 Access

The analysis undertaken has been based on having two access points to/from the site to the south at the corner of Ryebank Road/Longford Road and to north via Rye Bank Road. This is based on the agreed parameters in the approved Development Framework (2019) which states that:

Vehicular access to the development will be provided by two independent entrances to the site, one from Ryebank Road/Longford Road to the South, and one from Rye Bank Road to the North. These two vehicular entrance points will not be connected; ensuring that no through traffic route is created. All roads and footways will be designed to MCC Highways adoptable standards.

As the northern access connects into the highways network controlled by Trafford Metropolitan Borough Council, the planning application has been submitted to Trafford's Local Planning Authority for determination over this point. The development team have been liaising with the Council about the scheme design and will continue to do so throughout the planning process.

7.4.3 Carparking

In partnership with Manchester City Council's highways officers, the 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 larger 4-bed homes having two spaces each. The age-friendly accommodation will provide an approximate 40% parking allowance, in line with evidence

provided by similar development of age-friendly living. 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.

All the private sale houses would be provided with EV charging facilities, and they would also be made available within the parking courtyards serving the co-housing, the age-friendly affordable apartments and the supported living accommodation for autistic young adults.

In addition to the resident parking, a total of 19 spaces would be provided across the development for use by visitors and other members of the community. Two of these spaces would be allocated to a Car Club which is proposed at the centre of the site. The Transport Assessment also sets out the proposed inclusion of double yellow lines and short-stay parking controls to remove opportunities for street parking.

Walking, cycling and wheeling is key to the development, prioritising people over cars, as set out in the Travel Plan.

7.5 Impact on local services and infrastructure

The development team is aware that many residents felt that Chorlton and Stretford is experiencing increasingly high number of residential developments.

New development inevitably increases the number of people that use local services and infrastructure such as schools, GP surgeries and local roads and participants in the consultation made it clear that local perceptions are that the services are already strained.

As such, the development team will be engaging with Manchester City Council and Trafford Metropolitan Borough Council to understand whether these services and infrastructure have sufficient capacity to support new residents. From ongoing conversations with local stakeholders, the team know that the two closest local primary schools are currently undersubscribed.

However, should any other issues be identified, such as a shortage of NHS dentists or GP places, discussions will be held as to how the plans can help facilitate the required work to ensure services and infrastructure can continue to operate effectively. Such discussions often result in councils and developers agreeing to Section 106 packages. This is when developers provide funding to the Council to fund any necessary work to existing infrastructure or services or sometimes funds the delivery of new facilities. This is done during the planning process.

7.6 Community Garden

In order to deliver the two vehicle access points to the site, as per the agreed Development Framework and the red lines set out by Manchester City Council ward members for Chorlton, the inclusion of a northern access would mean relocating the existing Ryebank Road Community Garden. The development team recognises that this is a much-loved community asset, and as such, dedicated space has been included within the scheme design to allow for it to be relocated, as well as providing more land so the garden can expand in the future.

It was offered to Trafford Rye Bank Road Residents Association (TRRRA) that the legal ownership of the Garden be transferred over as part of the future development so it can remain in the community's control.

Whilst the Association has made it clear that it is fully opposed to any proposal to move the community garden and thus any future ownership of it with the proposed scheme, the development team will continue to work with the group and the wider community to deliver such a community garden as the plans progress.

7.7 Air Quality and Noise

The development team recognises concerns from participants regarding the impact a future development would have on noise and air quality. A Noise Assessment has been completed, which assesses the impact of environmental sound on the scheme and the recommendations for acoustic treatment across the site. The existing noise environment comprises a mix of road traffic noise associated with the surrounding local road network, St Johns RC Primary School and the athletics club to the southwest of the site.

The work has found that with minor treatment, including the retention of woodland areas and further screen planting, the noise impact of the scheme will be minimal on local receptors and in line with the existing experience. The full assessment has been submitted with the planning application.

The site does not lie within or adjacent to an Air Quality Management Area (AQMA). The nearest AQMAs lie approximately 350m to the North-West of the site (associated with road traffic along Kings Road), and approximately 400m to the south associated with road traffic along Edge Lane).

Nonetheless, an Air Quality Assessment has been completed and submitted alongside the application, that addresses the air quality impacts of both the construction and operational phases of the development on human health and ecological receptors.

7.8 Site contamination and health & safety

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. This has been documented in the surveys completed on behalf of the landowners in 2019 and again in 2024.

The University as the landowners continue to monitor the land for hazardous material and advise the public not to access the site. With potentially hazardous material continually being brought to the surface, the landowners have made it clear that no development would mean the site would have to be permanently sealed off from any public use.

As part of the planning application, a Ground Conditions Report has been submitted which sets out the findings of the most recent surveys as well as documenting the proposed steps required to remediate the site so it can be safely redeveloped for residential uses. If planning permission

is granted, a full Remediation Strategy will be submitted to Manchester City Council to ensure that the development is brought forward safely.

Step Places has extensive experience remediating sites and will ensure future work is done so in line with all relevant health & safety, environment and ecological law and regulations. This will be formalised in collaboration with key local stakeholders to the site.

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.

8.0 Conclusions

In preparing proposals for Ryebank the development team conducted a comprehensive pre-application consultation in line with Manchester City Council and Trafford Council's Statements of Community Involvement, the Localism Act 2011, the National Planning Policy Framework, and National Planning Practice Guidance.

This consultation provided ample opportunity for residents, politicians and stakeholders to learn about the plans and offer their feedback over the course of two years as plans for Ryebank evolved.

The development team would like to extend their appreciation to all who participated in the two-stage consultation process and shared their views on the plans. This report reflects the views expressed by residents, stakeholders and elected members as well as the efforts undertaken by the development team to engage the community from start to finish.

Over two years, the consultative process has garnered almost 2,000 responses to the scheme. Opposition does exist within the community, and the development team recognises the importance of local residents being able to voice their concerns about the proposed scheme.

However, it is also clear that a level of support that exists for new homes at Ryebank and appreciates the constructive feedback that has been received to help evolve the scheme design and shape the plans.

The development team will continue to keep communication channels open, allowing the local community to stay engaged throughout the planning process.

Please note that the appendices for this Statement of Community Involvement can be found in a separate Report submitted with the planning application.