

Cube Homes, High Lane Consultation



Statement of Community Involvement
August 2023

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SITE LOCATION



The Site Location Plan adjacent highlights the site boundary.

The Site is currently occupied by the Islamic High School for Girls, which is to be relocated. The proceeds from the land purchase have enabled the relocation of the school, which has outgrown the site at High Lane to a more modern and improved facility in Didsbury, which better suits the future needs of the school and will provide a much-improved learning environment for its pupils.

The Site is sustainably located to the south of Chorlton Village. It is bound to the north by High Lane, to the east by Acres Road, to the south by a rear access alley which serves existing properties fronting Hardy Avenue, and to the west by the rear gardens of properties fronting Stockton Road. Part of the Site is positioned between two existing properties fronting Stockton Road.

INTRODUCTION

Cube Homes has undertaken pre-application consultation with the local community on plans for 22 high quality, energy efficient and sustainable new homes at the site of the former Manchester Islamic High School for Girls on High Lane, Chorlton-cum-Hardy.

This Statement of Community Involvement (SCI) has been prepared by Communiti on behalf Cube Homes and summarises the pre-application consultation undertaken on the plans, the feedback received from stakeholders and members of the public including emerging themes and the Applicant's response to feedback.

The pre-application consultation and engagement methodology for the site was developed in close collaboration with the project team, local elected members and Manchester City Council (MCC).

In preparing the consultation strategy, both the relevant provisions of the Localism Act 2011 and MCC's Statement of Community Involvement (SCI) 2018 have been fully considered.

The pre application consultation and engagement strategy has comprised digital engagement, face to face engagement and included a mix of modern and traditional means of consultation. The strategy has included an in-person consultation event, a dedicated project website and online survey, resident mailouts via hand delivery and Royal Mail, and letters/e-mails sent out to stakeholders. A project telephone line has been available throughout the consultation process so that anyone without access to a PC can engage with the project team about the plans and provide their feedback.

Cube Homes is committed to ongoing consultation and engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

DESCRIPTION OF DEVELOPMENT

The proposals are for 22 high quality, energy efficient and sustainable new homes comprising 14 four bedroom townhouses, 6 two-bedroom apartments, and the retention and refurbishment of Carlton House, which will be converted into 2 homes.

Since acquiring the site, Cube Homes have held extensive pre-application discussions with Manchester City Council's planning department, which have led to several changes to the design and improvements to the proposed development.

The proposals are summarised as follows;

- High quality design of 22 energy-efficient and sustainable new homes.
- Acres Road will be widened to 5.5 meters, providing improved traffic flow.
- Additionally, a 2 metre footpath will be constructed on the western side, promoting pedestrian safety and convenience.
- Retention and refurbishment of Carlton House: The existing mansion house will undergo conversion into two separate new homes. To accommodate this conversion, an extension will be added to the western side. The current outbuilding will be demolished.
- Frontage Parking: A 100% curtilage frontage parking scheme will be implemented, ensuring ample parking space for residents. Additionally, 2 parking spaces per property will be provided to those properties fronting Acres Road.
- Affordable Housing: A new apartment block will be constructed along Stockton Road, specifically designed to provide affordable housing options. The block will contain six units, each with two bedrooms and space for four people. Parking facilities will be available at the rear of the building.
- New 2.5-Storey Properties: Two new properties will be built, each spanning 2.5 storeys. These structures will be elevated to maintain the architectural context of the conservation area and the existing house on the High Lane frontage. Parking will be located behind a boundary wall, ensuring an aesthetically pleasing streetscape.
- Townhouses: A total of 14 townhouses will be constructed, 12 of which will feature a green terrace at the rear.
- Proposed Rear Gardens: The development plan includes the creation of rear gardens for the various dwellings.

CONSULTATION SUMMARY

During the Pre-Application Public Consultation Period (11/07/23 – 31/07/23) there were:

- Approximately **285** individual feedback comments received across all channels/platforms of communication.
- **844** visits to the consultation website.
- **64** Attendees to an in-person consultation event
- **610** residential and commercial properties engaged via notices delivered to thousands of residents and businesses by Royal Mail.
- **65** Completed Online Surveys/Feedback Forms

CONSULTATION OVERVIEW

Stakeholders Engaged

- Boundary residents
- Local residents and businesses
- Chorlton Park Ward Members
- Chorlton Ward Members

The public consultation was advertised via:

- Letters e-mailed to elected members
- Letters sent to stakeholders (including boundary residents)
- Community notices were sent via Royal Mail to 610 local residences and businesses

Engagement has included

- Letters to stakeholders
- A consultation website
- A consultation event
- Online survey/Feedback Form
- Dedicated project telephone line and e-mail
- A meeting with ward members

CONSULTATION TIMELINE

11th May 2023

- Letters sent to Chorlton Park Ward Members and Chorlton Ward Members to inform them of the proposals, public consultation and offer them a briefing

22nd May 2023

- Briefings with Cllr John Hacking and Cllr Matthew Benham (Chorlton Ward Members)

10th July 2023

- E-mail notification letters send to elected members
- Public consultation letters are hand delivered to boundary residents

From 11th July 2023

- Resident Notices sent out via Royal Mail to residential and commercial properties within the agreed distribution area surrounding the site
- Consultation Website launched and Public Consultation begins

19th July 2023

- In-person consultation event for local residents and other stakeholders to view the proposals in-person and speak with the project team

31st July 2023

- Public Consultation end date

19th July to 9th August 2023

- Analysis and review of feedback received from members of the public via the consultation website, e-mail and project telephone received by the project team and creation of the Statement of Community Involvement

BRIEFING HELD WITH CHORLTON WARD MEMBERS

The Project Team took members through the Stakeholder Presentation covering Introductions, Background to the developer, site and context for development, evolution of concept designs, constraints and opportunities, latest proposals and plans for wider consultation.

- Members have been aware that the school would be relocating and funds from disposal of the site would be used to fund the relocation. Members welcomed preservation of Carlton House.
- Greening of the development is seen as a positive feature of the proposals.
- Discussion on the design approach, particularly the principle of having an inward facing development or outward facing development and the benefits and disbenefits for residents living on Acres Road.
- From an urban design perspective, members agree that an outward facing development would be better, concerns remained about highways. An onsite meeting was suggested between Cube Homes, MCC planning officer, Highways officer and ward members.
- Members have carried out resident surveys about parking, parking enforcement and traffic issues along Acres Road. Concern raised over increased traffic due to the development however some acceptance that the school was the cause of some of these.
- Residents had provided wide ranging feedback on mitigation measures for Acres Road and it was likely there would be differing opinions about Cube's proposals for road widening, pedestrian improvements and whether this would improve things or encourage more traffic to go down Acres Road.
- There was a lot of development coming forward in Chorlton and it is the cumulative impact of this that is of most concern, particularly on highways.
- Members requested that proper consideration was given to emergency vehicle access as there have been problems elsewhere with vehicular access for fire engines etc.
- Parking provision was discussed. 1 garage and 1 parking space per dwelling. Members felt that there would still be on street parking with the dwellings being 4 bedrooms as some families would have more than 2 cars.

STAKEHOLDER LETTER



CUBE HOMES

2a Derwent Avenue, Manchester, M21 7QP
W: cubehomes.com

10/07/23

By hand

Dear Resident,

RE: Manchester Islamic High School for Girls, High Lane, Chorlton

I am writing to update you about redevelopment plans for the site of the Manchester Islamic High School for Girls, High Lane, Chorlton which your property is located close to and to provide details of how you can view the plans and provide feedback.

By way of background, The Manchester Islamic High School for Girls will soon be relocating to new fit for purpose facilities in Didsbury in time for the new school year in September 2023.

Cube Homes, which is part of Great Places Housing Group (GPHG) acquired the site last year to redevelop it for housing.

Cube Homes is an award-winning housebuilder that specialises in creating quality, energy-efficient and sustainable new homes. Cube is different to other housebuilders as we operate a "Profit for Purpose" business model where profits from the business are gift aided to GPHG's social value programme as a charitable donation to directly benefit the communities where GPHG provides social housing and associated services.

The plans for the site are for 22 high quality, energy efficient homes and sustainable new homes comprising 14 townhouses, 6 two-bedroom apartments and the retention and refurbishment of Carlton House which will be converted into 2 homes. The scheme has a 100% parking provision including 2 parking spaces per property for properties fronting onto Acres Road.

Since acquiring the site, Cube Homes has held extensive pre-application discussions with Manchester City Council's planning department, which has led to several changes to our initial designs including the retention of Carlton House, a reduced density which has improved the relationship between the development and existing properties on Acres Road as well as the provision of a new pedestrian walkway.

Prior to submitting a planning application later this summer, we are undertaking pre-application consultation and seeking feedback on the plans from residents and stakeholders.

There are several ways in which you can view the plans and provide your feedback to the project team:

- Online via the project website www.cubehomeshighlaneconsultation.co.uk and complete the online feedback form

- In person at the preview event for immediate residents on **Wednesday 19th July between 4:30pm and 5:30pm** in Studio 3, The Edge Theatre & Arts Centre, Manchester Road, Chorlton-Cum-Hardy, Manchester, M21 9JG.
- In person at the public consultation event on **Wednesday 19th July between 5:30pm and 7:30pm** in Studio 3, The Edge Theatre & Arts Centre, Manchester Road, Chorlton-Cum-Hardy, Manchester, M21 9JG.
- By telephoning or e-mailing the project team on 07809 140016 or email contact@cubehomeshighlaneconsultation.co.uk

All information shared at the consultation events will be the same as on the website, however there will be members of the project team in attendance at the event who will be there to answer any questions you may have.

I look forward to meeting with you soon.

In the meantime, should you require any further information or wish to speak to anyone about the plans please do not hesitate to contact Alun Hayes who is responsible for community engagement on 07809 140016 or e-mail alun@communitit.uk

Sincerely,

Katie Dyson
Senior Development Project Manager- Cube Homes

Letters were sent to the following recipients prior to the public consultation:

- Elected members, including ward members of Chorlton Ward and Chorlton Park Ward
- Boundary Residents of the proposed site

RESIDENT NOTICE & DISTRIBUTION AREA

HIGH LANE CONSULTATION

Islamic High School for Girls, Chorlton-cum-Hardy, Manchester, M21 9FA



Dear Resident,

This consultation notice is to let you know about Cube Homes' redevelopment plans for the Manchester Islamic High School for Girls site on High Lane, Chorlton and provides details of how you can view the plans and provide feedback for the project team to consider as part of the pre-application consultation process and prior to submitting a planning application to Manchester City Council.

The Manchester Islamic High School for Girls has been looking to sell the site and relocate to new fit purpose facilities for some time and will now move to its new site in Didsbury in time for the new school year in September 2023.

Cube Homes, which is part of Great Places Housing Group (GPHG) acquired the site last year to redevelop it for housing. The plans for the site are for 22 high quality, energy efficient homes and sustainable new homes comprising 14 four bedroom townhouses, 6 two-bedroom apartments and the retention and refurbishment of Carlton House which will be converted into 2 homes. The scheme has a 100% parking provision including 2 parking spaces per property for properties fronting onto Acres Road.

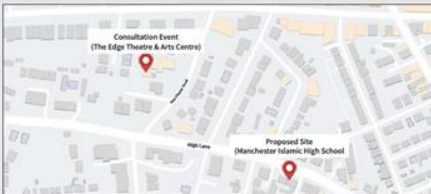
There are several ways in which you can view the plans and provide your feedback:

- Visit the project website www.cubehomeshighlaneconsultation.co.uk and complete the online feedback form
- Attend the consultation event (details overleaf).
- Contact the project team by telephone: 07809 140016 or email: contact@cubehomeshighlaneconsultation.co.uk



You can scan this QR Code to view the proposals online and provide your feedback.

The pre-application consultation ends on Monday 31st July 2023.



CONSULTATION EVENT

Members of the project team will be in attendance to answer any questions you may have about the proposals.

Date: Wednesday 19th July
Time: 5:30PM - 7:30PM

The information shared at the event will be the same as is on the website.

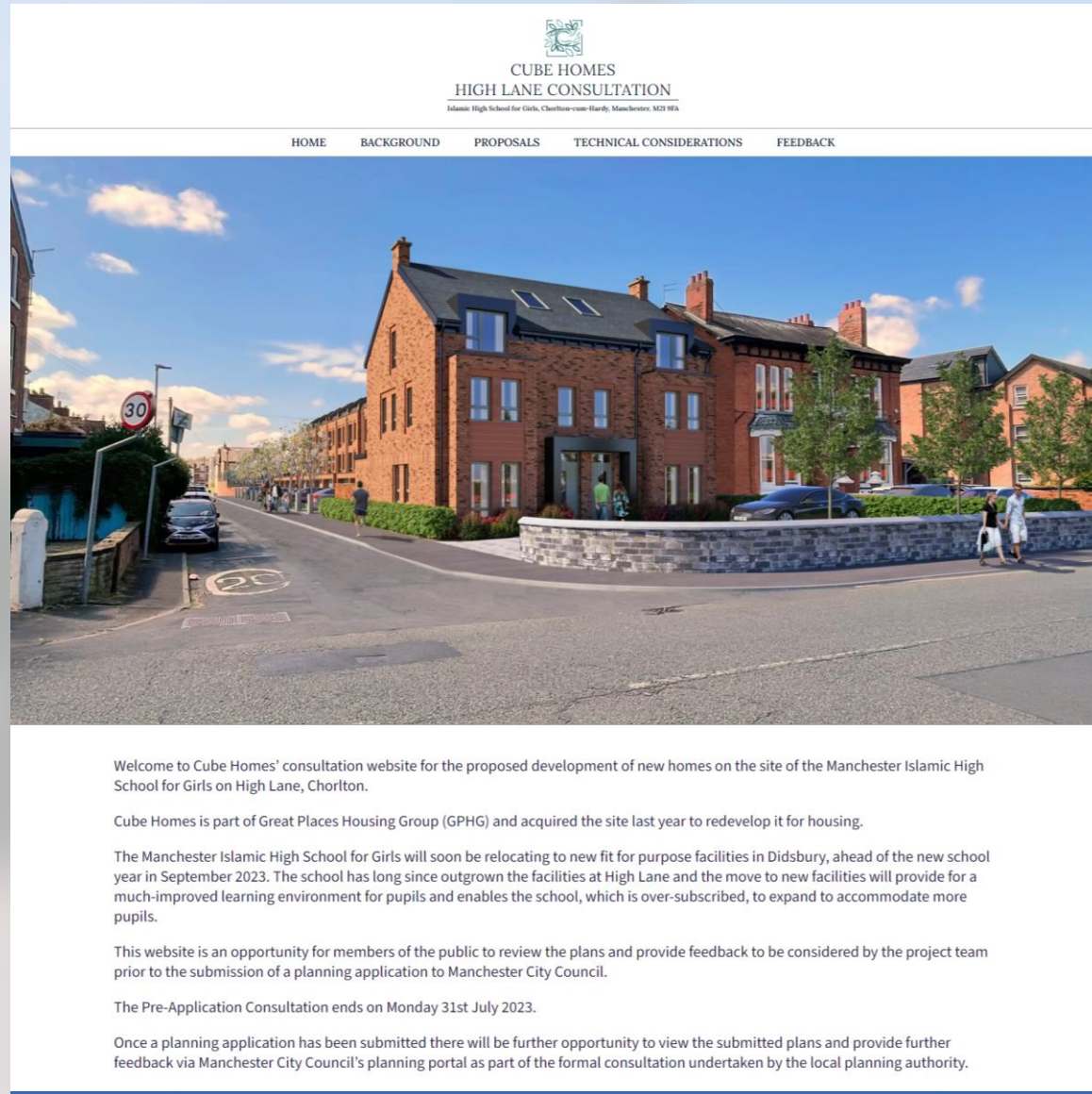
Due to the constraints of schools breaking up for summer holiday, the consultation event will not be held on site, see venue below.

The Edge Theatre & Arts Centre
Manchester Road
Chorlton-cum-Hardy
Manchester
M21 9JG

A total of **610** addresses received the resident notice within the below distribution area.



CONSULTATION WEBSITE



www.cubehomeshighlaneconsultation.co.uk

Website was launched on Monday 10th July 2023 to provide members of the public and any other interested parties the opportunity to view the proposals and have the option to provide comments/feedback via the online survey and learn details on how to attend the consultation event. There were **844** visits to the consultation website throughout the consultation period.

FEEDBACK

Please take a moment to review the information on this website and provide your feedback via the PROVIDE FEEDBACK tab below. All feedback will be considered by the project team and where appropriate incorporated into the final proposals prior to the submission of the planning application.

If you would like to contact the project team you can do so by telephone, e-mail or by attending the consultation event.

The consultation will run between Monday 10th July to Monday 31st July 2023.

This is pre-application consultation and an opportunity for you to review the proposals and provide your feedback to the project team to consider prior to the submission of the planning applications to Manchester City Council.

Once the planning applications are submitted to Manchester City Council, there will be further opportunity to view the final proposals and provide feedback the Council's planning portal as part of the formal consultation undertaken by the local planning authority.

CONSULTATION EVENT

Date: **Wednesday 19th July**

Time: **5:30PM – 7:30PM**

Venue: **The Edge Theatre & Arts Centre, Manchester Road, Chorlton-cum-Hardy Manchester, M21 9JG.**

The content on this website will be presented at the consultation event. You are invited to come and view the proposals in person and speak with members of the project team who will answer any questions, there will also be an opportunity to fill out a feedback form.

For directions to the venue, use the CONSULTATION EVENT button below.

PROVIDE FEEDBACK

CONSULTATION EVENT

RESIDENT NOTICE

CONSULTATION EVENT



A Consultation Event was held at the Edge Theatre & Arts Centre to allow local stakeholders boundary residents and the wider community to view the proposals in person, speak with members of the project team and provide feedback by filling out a feedback form.

Consultation Event Details:

Date: Thursday 19th July

Time: 4:30PM – 5:30PM (Preview for boundary residents)

Time: 5:30PM - 7:30PM (Wider public)

Venue: The Edge Theatre & Arts Centre, Manchester Road, Chorlton-cum-Hardy Manchester, M21 9JG

There were a total of **64** people who visited the event, **29** filled out a feedback form at the event.

ONLINE SURVEY/FEEDBACK FORM

Cube Homes High Lane Consultation 36

www.cubehomeshighlaneconsultation.co.uk

Please review the information on the website or at the consultation event and provide your feedback on Cube Homes' redevelopment plans via this online questionnaire. Once the planning application is submitted to Manchester City Council (MCC) there will be further opportunity to view the final proposals and provide feedback via the Council's planning portal as part of the formal consultation undertaken by MCC.

Cube Homes is part of Great Places Housing Group (GPHG) and acquired the site last year to redevelop it for housing.

The Islamic High School for Girls will soon be relocating to new fit purpose facilities in Didsbury, ahead of the new school year in September 2023. The school has long since outgrown the facilities at High Lane and the move to new facilities will provide for a much-improved learning environment for pupils and enables the school, which is over-subscribed, to expand to accommodate more pupils.

The proposals comprise:

- 22 energy-efficient and sustainable new homes, comprising 14 four bedroom townhouses, 6 two-bedroom apartments, and the retention and refurbishment of Carlton House, which will be converted into 2 homes. New properties provide a diverse mix of housing for different preferences and budgets.
- The widening of Acres Road and the construction of a footpath easing traffic flow and improving pedestrian safety.
- An apartment block on Stockton Road offering six affordable homes, addressing the need for accessible housing options.
- Enhanced parking provisions including Curtilage frontage parking, integral spaces along Acres Road, and side parking arrangements to ensure sufficient parking for residents.
- A design that respects the conservation areas character and aesthetics including the retention of the existing house on High Lane.
- The inclusion of a green terrace and proposed rear gardens to create pleasant outdoor spaces for residents to enjoy.
- A cohesive and vibrant community through a well-planned mix of dwellings and a visually appealing streetscape.

Privacy Notice and Data Protection: https://www.cubehomeshighlaneconsultation.co.uk/downloads/Privacy_Policy.pdf

1. Which of the below statements best describes you? (you may tick more than one box) *

- ☐ I am a local resident
- ☐ I work near or have a business near to the site
- ☐ I am an elected member
- ☐ I am responding on behalf of an organisation (community, amenity, education etc)
- ☐ Other

2. Please select where you have viewed the consultation material from one of the options below. *

- ☐ Consultation Website (www.cubehomeshighlaneconsultation.co.uk)
- ☐ Consultation Event (At The Edge Theatre on Wednesday 19th July)
- ☐ I have not viewed the consultation material

3. How useful was the consultation material in helping you understand the plans for Cube Homes' High Lane Consultation? *

- ☐ Useful
- ☐ Neutral
- ☐ Not that useful

4. Do you support Cube Homes' plans for the site? *

- ☐ Yes
- ☐ No
- ☐ Undecided

5. Please provide further comments below if you answered 'No' or 'Undecided' to Question 3. *

Enter your answer

6. Please provide any further comments below that you would like the project team to consider.

Enter your answer

7. Please provide your postcode details below. This is not compulsory but will help us consider emerging feedback themes in relation to proximity to the site.

Enter your answer

8. If you would like to receive any updates on the project please provide your email address. [Communiti www.communiti.uk are the appointed community engagement consultants for the project. Communiti are collecting your data and feedback on behalf of Cube Homes as part of consultation on the plans. Your details will not be shared with any third parties.]

Enter your answer

This set of questions was available as an online survey via the consultation website, there were also printed versions at the consultation event for people to complete after viewing the proposals.

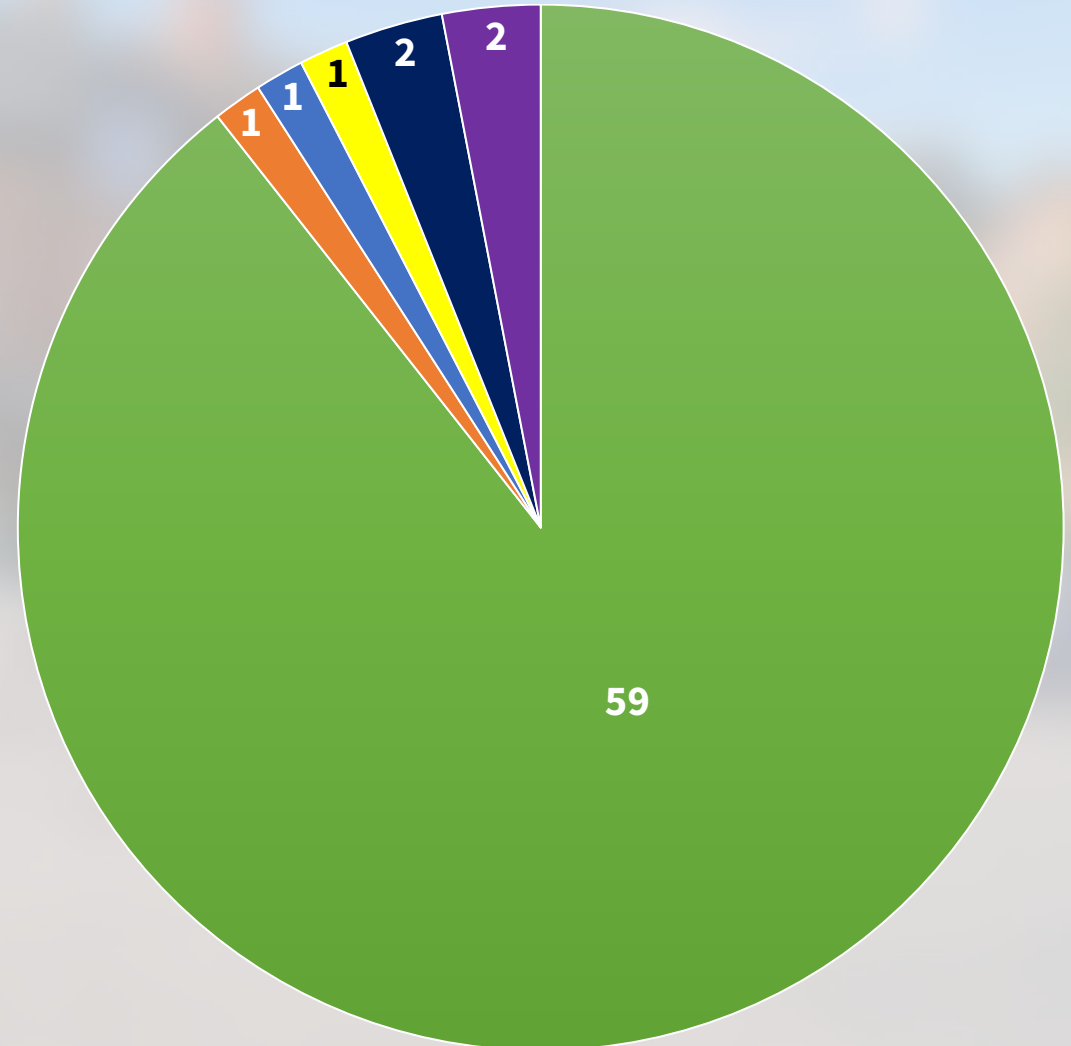
36 people filled out the Online Survey and provided their feedback.

FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 1

Which of the below statements best describes you?

- I am a local resident
- I work near or have a business near the site
- I am an elected member
- I am responding on behalf of an organisation
- Visitor to the area
- Former resident of the area

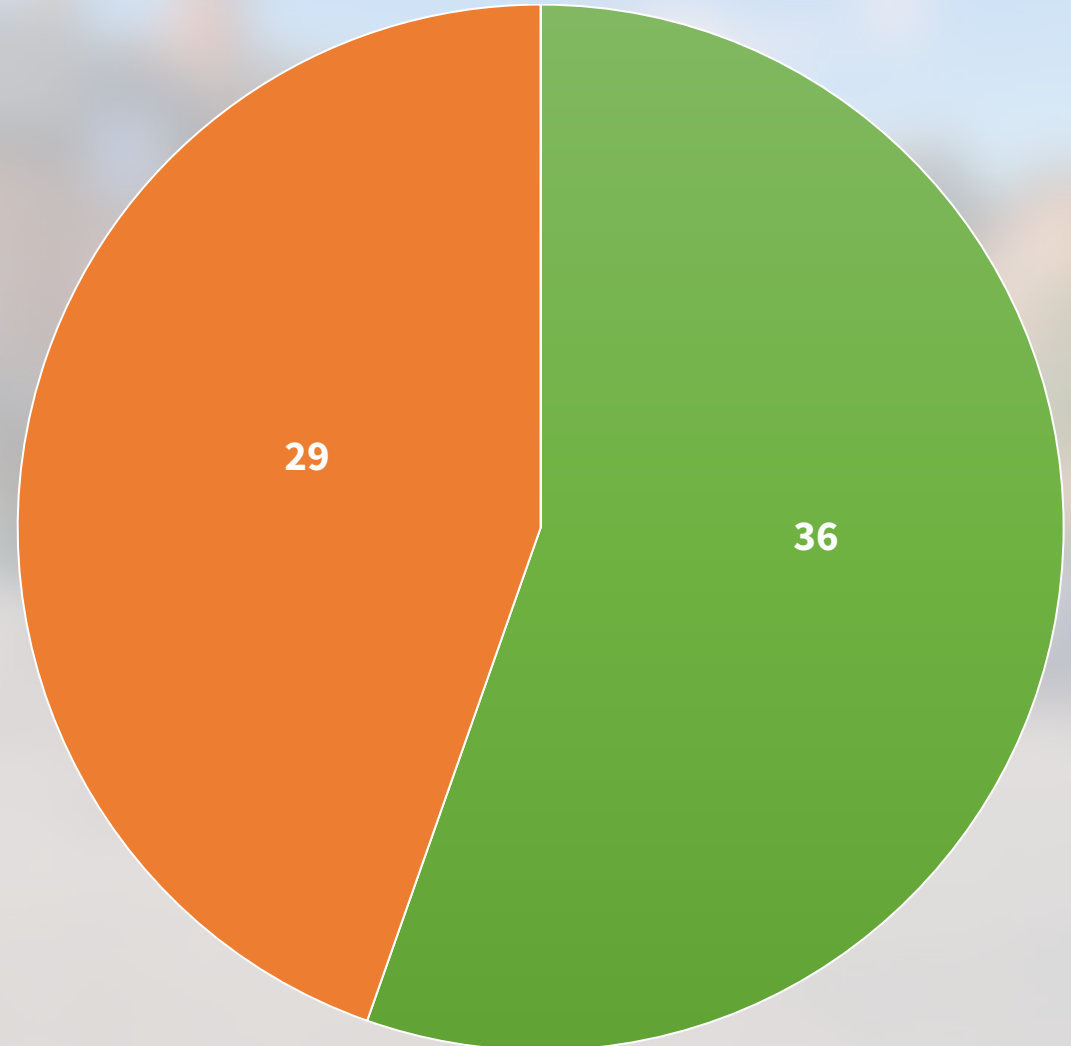


FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 2

Where did you view the proposals?

- Consultation Website
(www.cubehomeshighlaneconsultation.co.uk)
- Consultation Event (At The School on Wednesday
19th July)

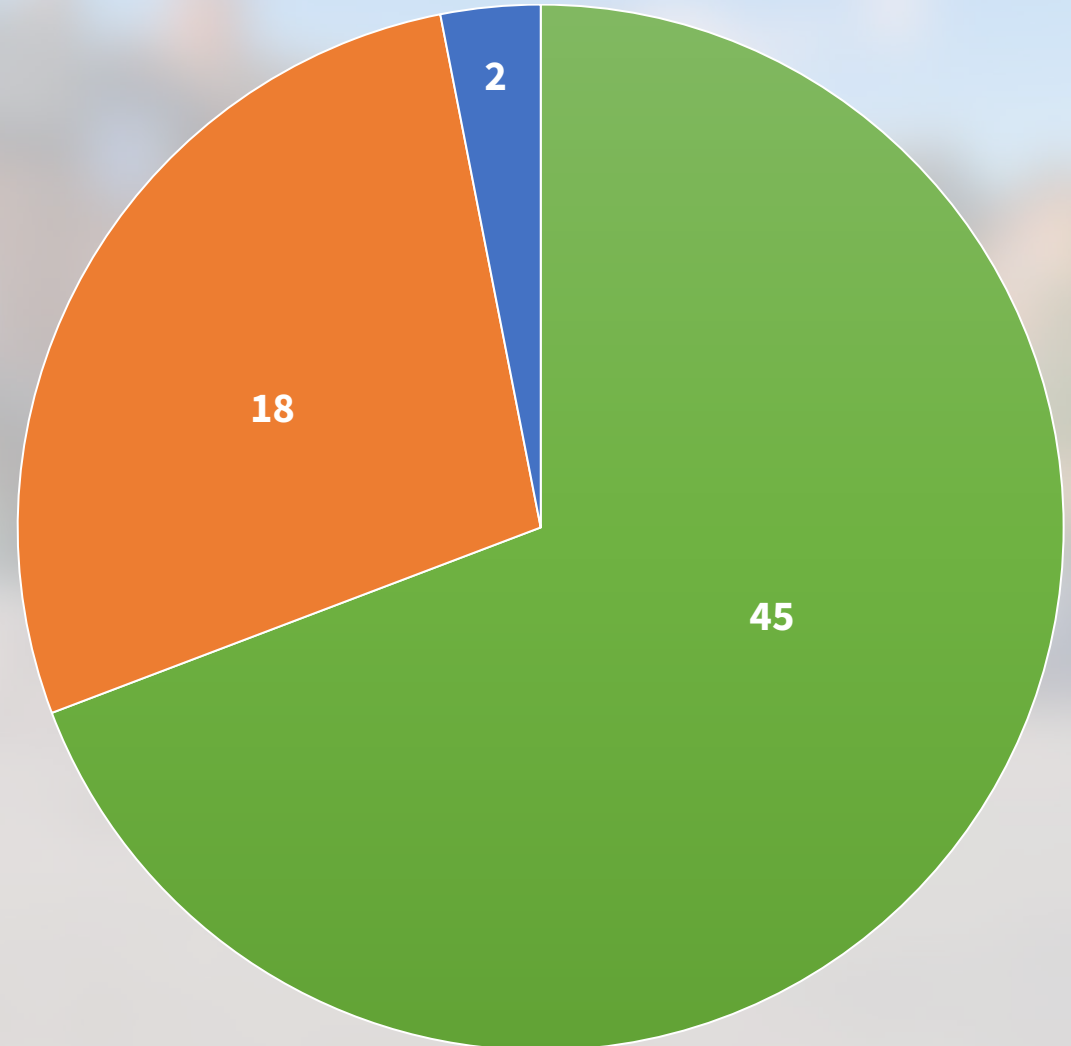


FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 3

How useful was the consultation material in helping you understand the plans for Cube Homes' High Lane Consultation?

- Useful
- Neutral
- Not that useful

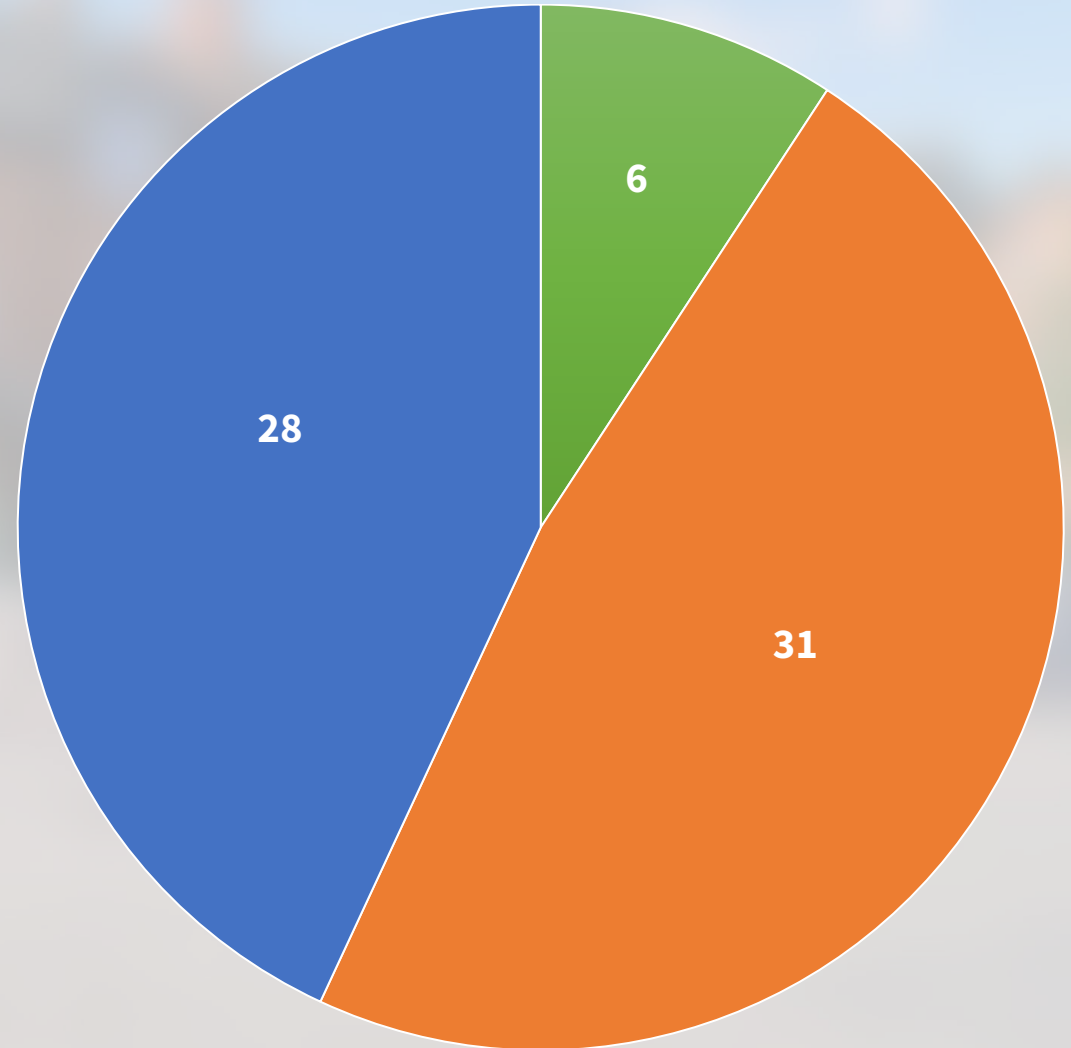


FEEDBACK RECEIVED – ONLINE SURVEY

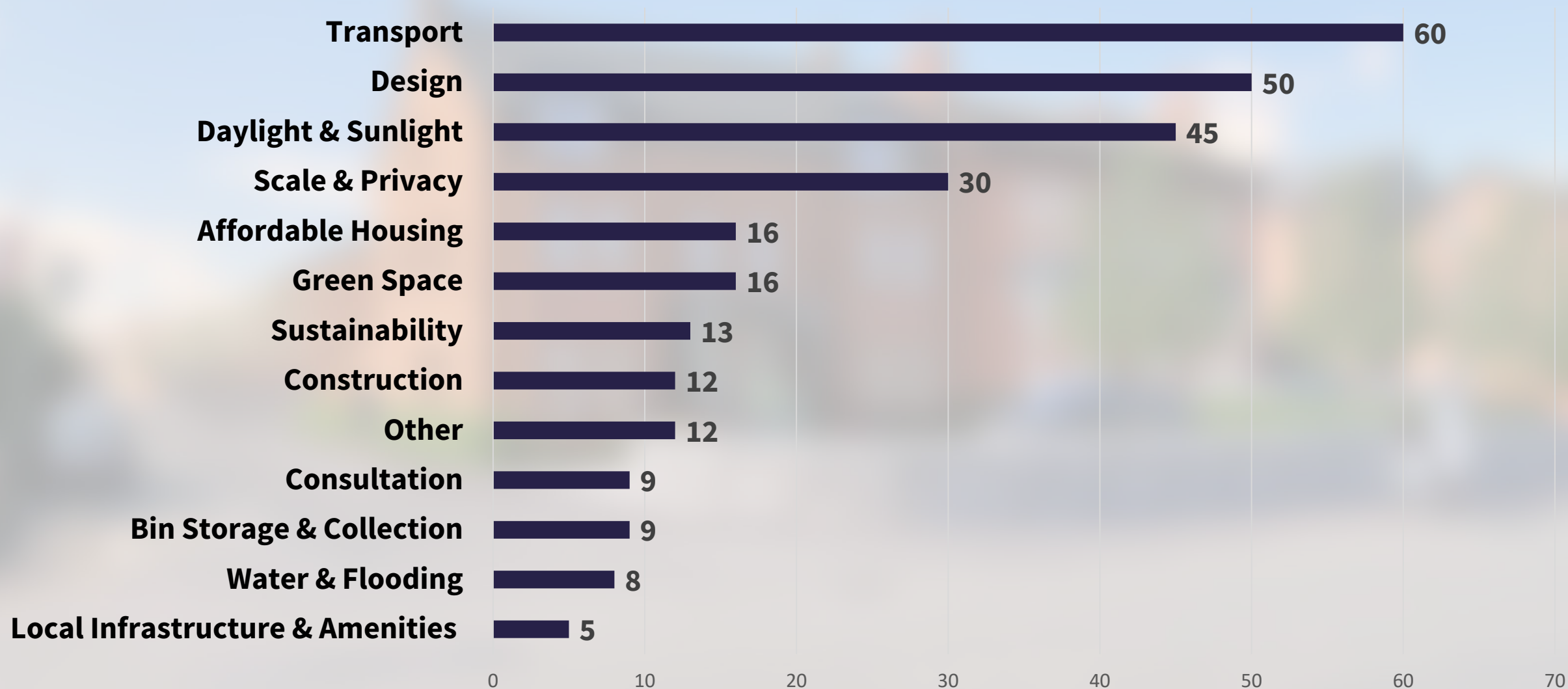
QUESTION 4

Do you support Cube Homes' plans for the site?

- Yes
- No
- Unsure



COMMENT THEMES (Q4/Q6) & EMAIL/TELEPHONE THEMES



FEEDBACK SUMMARY AND APPLICANT RESPONSE

TRANSPORT

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 60 Comments

A variety of feedback was received in relation to transport matters, including:

- Concerns that the proposed development could worsen congestion
- There was not enough parking or there was too much included which discourages the use of more sustainable modes of transport including public transport and goes against green policies and efforts to reduce carbon emissions
- Positive feedback about proposed improvements to pedestrian access but also concerns about pedestrian safety due to potential pavement parking overspill
- Respondents suggest expanding Acres Road to accommodate parking and traffic flow. However, others caution against this, fearing it could lead to increased traffic and detract from the area's quiet character
- Possibility of resident-only parking on nearby roads to address parking shortages caused by both the new development and existing issues
- Requests for traffic reports, data, and plans be made available to the community for transparent decision-making
- Road safety, especially regarding limited visibility due to parked cars at corners. Suggestions are made to ensure safe access and visibility for turning vehicles
- Proposed alternative property layouts, such as having garages accessed from within properties, and repositioning gardens to Acres Road, while removing on-street parking

Applicant Response

The site is well located within an existing residential area where there is easy access to a large range of facilities and good access to public transport in the form of buses or trams to access facilities further afield.

As part of the application, SCP Transport have prepared a full Transport Assessment. The assessment undertaken has looked at the existing transport and highways conditions to determine any potential impact arising from the proposed development. The full Assessment which has been submitted together with the planning application is available to view on the Council's planning portal. In summary, the Assessment concludes that the proposed development will lead to a material reduction in traffic movement associated with the site during the traditional highway hours and on a daily basis.

The proposed widening of Acres Road, the introduction of a 2m wide footway along the site frontage to Acres Road, installation of tactile paving's at the junction of Acres Road with High Lane and at the southern end to the proposed 2m wide footway will be beneficial to both existing and new residents. With regards to parking, all of the houses proposed include 200% parking provision with the apartment building including 100% parking provision. In addition, each property will have facilities for electric charging points and cycle parking, which will be provided either within the garage of properties with garages or within a shed. It is anticipated that the details of the proposed electric charging and cycle parking will be secured by a Planning Condition.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

DESIGN

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 50 Comments

Feedback relating to the scheme's design was the second most commented upon theme. Comments included:

- Townhouses not fitting well with the existing architectural character of the area, particularly on Acres Road.
- Contemporary Design not in keeping with Conservation Area and local vernacular
- Differing views expressed regarding whether an inward facing development with gardens back onto Acres Road would be better versus the outward facing design
- Impact of the proposed building on Passivhaus home on Stockton Road
- Questions relating to the inclusion of integral garages on the ground floor of the townhouses on Acres Road. Commenters feel that the garages create an unattractive and uninviting street frontage, contrary to the principle of active ground floors and habitable room windows facing the street
- More input from the local community in the design process to ensure that the proposed development harmonises with the existing neighbourhood and respects the preferences of the residents.
- Density of the development

Applicant Response

A full Design & Access Statement setting out key design considerations and has been submitted together with the planning application and is available to view on the Council's planning portal. Policy DM1 requires new developments to have appropriate siting, layout, scale, form, massing, materials, detail and have regard for the character of the surrounding area. The proposed materials echo the prevailing local palette, as the scheme aims to blend seamlessly rather than stand out. Through thoughtful material choices and a study of the local vernacular, the design harmoniously integrates into its context.

A Streetscape Assessment has been prepared by Land Studio to evaluate the suitability of the proposed development through detailed analysis of the surrounding streetscape character. The findings of the Streetscape and Open Space Assessment and BWB Consulting prepared a Daylight, Sunlight, and Overshadowing Assessment further demonstrate the scheme's adherence to the surrounding area's character and the preservation of resident amenity addressing the concerns raised about the Conservation Area's openness and character.

The proposals have been informed by the inputs of a full technical team that have appraised the feasibility of the character of the proposed development, paying homage to the local area's history, undertaking the proper surveys and provided the necessary technical assessments to support a planning application for this scale of development.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

DAYLIGHT & SUNLIGHT

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 45 Comments

A number of respondents raised concerns about the potential impact the proposed development could have on existing properties daylight and sunlight with comments received including:

- Suggestion that the building height should be reduced to the height of existing buildings in the area to prevent overshadowing and loss of light
- Request for further information on daylight sunlight assessments undertaken
- sharing impact assessments with the community before the planning process. Lack of access to such information is viewed as unfair.
- Rights of light concerns raised

Applicant Response

Manchester's Residential Quality Guidance states that new development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice and should ensure visual and acoustic privacy for residential properties. To further affirm that the development has no detrimental consequences on neighbouring properties, a comprehensive Daylight, Sunlight and Overshadowing Assessment has been produced by BWB Consulting The Assessment has been prepared in accordance with the Building Research Establishment's (BRE) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (the BRE Guide, 2022) and has been submitted together with the planning application and is available to view on the Council's planning portal.

In terms of daylight quantity (VSC), BWB's assessment determines that the proposed development's influence on neighbouring residential properties has been deemed satisfactory. As a result, given that 96% of the evaluated windows adhere to the BRE guideline, the cumulative effect of the proposed development on neighbouring properties is categorised as insignificant, aligning with the principles of paragraph H5 of the BRE Guide. In relation to sunlight, the projected impact of the proposed development on neighbouring properties (within a 90-degree range due south) is classified as minor, as stipulated by paragraph H6 of the BRE Guide 2022. Considering that a majority (77%) of the appraised windows within this southward range comply with the BRE guideline, the overall outcome anticipates that post-development lighting conditions will exert no substantial influence on the majority of residential properties in the neighbourhood.

In terms of overshadowing, BWB's analysis indicates that the proposed development's effect on surrounding amenity spaces (gardens) is negligible. The overshadowing assessment demonstrates that all gardens will continue to experience favourable sunlight levels subsequent to the completion of the proposed development, maintaining the existing conditions. With all assessed gardens fully adhering to the BRE guidelines and retaining adequate sunlight on the 21st of March, the impact of the proposed development on the sunlight levels of the surrounding amenity spaces is deemed minimal.

In summary, BWB conclude that the proposed development aligns with the standards of acceptability concerning daylight, sunlight, and overshadowing considerations.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

SCALE & PRIVACY

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 30 Comments

A number of respondents raised concerns over the proposed height of the development and the impact they could have on the surrounding properties and their privacy. Related comments included:

- The height of the townhouses not in line with the surrounding properties on Acres Road and Hardy Avenue. And could result in reduced privacy and overlooking including in homes and gardens.
- The scale of the apartments on Stockton Road, especially the number of storeys will impact upon resident enjoyment of properties and gardens.
- Obstruction of views due to the height of the proposed townhouses and apartment buildings .

Applicant Response

The applicant team have undertaken a detailed assessment of the existing context and surrounding building height. The design proposal incorporates a blend of 2 to 4-storey dwellings that correspond to the proportions of the immediate surroundings. The Streetscape Assessment illustrates an escalation in building heights towards the northeastern limits of the site, influenced by the town centre's edge, which significantly shapes its character. The assessment concludes that the existing scale of neighbouring properties, ranging from 2 to 3 storeys and sometimes 4 storeys, plays a key role in enabling the proposals to integrate with the prevailing character and scale of the surrounding residential properties.

Consideration has been given to ensuring the integration of this scheme within the surrounding context, while prioritising the avoidance of any adverse effects or disruption to existing residents. The positioning of the buildings has been carefully planned, ensuring they are set back at appropriate distances from neighbouring properties, maintaining the privacy of surrounding residents. Additionally, the massing has been stepped to minimise the perceived height when viewed from street level

FEEDBACK SUMMARY AND APPLICANT RESPONSE

AFFORDABLE HOUSING

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 16 Comments

Respondents provided a variety of feedback relating to affordable housing, including;

- Price and affordability
- Quantum and type of affordable
- General support for affordable housing
- Scepticism about who will benefit from the affordable housing
- Location of the affordable units in a single block
- Criticism of the definition of what is truly "affordable" housing,

Applicant Response

The site provides 22 new dwellings and is over 0.3 ha in size so therefore meets the requirements to provide affordable housing on site. The apartment block along Stockton Road is specifically designed to provide affordable housing options. This block will consist of six units, each featuring two bedrooms and accommodating up to four people. Parking spaces will be available at the rear of the building, contributing to the convenience and accessibility of the affordable housing units.

This results in a provision of just over 27% affordable housing which is above the target for 20% of new housing provision to be affordable within Policy H8 of the Core Strategy, which requires new development to contribute to the City-wide target for 20% of new housing provision to be affordable.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

GREEN SPACE

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 16 Comments

Some respondents' provided feedback in relation to green space provision including;

- More tree planting to address the climate emergency
- Tree planting around flats and preserving existing trees due to their ecological and aesthetic value.
- Further detail on landscaping plans, and the desire for a more balanced development size, pathways, green spaces, and community-oriented features.
- Biodiversity and Environmental Considerations, e.g. biodiversity net gain, the use of plants, and wildlife-friendly features like swift boxes.
- Support for Townhouse Gardens and a preference for natural gardens not plastic lawns
- Concerns about potential tree damage due to pavement parking

Applicant Response

The proposals plan to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Manchester's Residential Design Guidance states that new developments should continue and/or add to the landscape network in a manner that is carefully designed, purposed and offer opportunities for residents to augment it through the development of back gardens, front gardens and thresholds.

The 14 townhouses fronting Acres Road will feature green terraces at the rear. This design element will enhance the resident amenity by providing private outdoor spaces, promoting a connection with nature and offering opportunities for gardening and leisure activities. Furthermore, rear gardens are proposed for each of the dwelling houses.

The proposed development is impacting the habitat of an area below a threshold of 25 metres squared. Therefore, a Biodiversity Net Gain assessment is not required according to Department of Environment, Food and Rural Affairs (DEFRA) Guidance. Notwithstanding this, the proposed landscaping and tree planting will positively enhance the biodiversity of the site.

Tree Solutions carried out a stage one preliminary tree survey and provided the project architect with a report in which all existing trees and their respective Root Protection Areas (RPA) were identified and plotted on a tree constraints and impact assessment plan. The architects have amended the plans several times to ensure the retention of the trees with no adverse construction impacts.

The supporting Arboricultural Impact Report confirms that no trees require removal to facilitate development, and none are adversely affected by the proposed works. As such the amenity and landscape value they afford the area will be maintained. The proposed layout allows for the placement of a tree within the front garden of each property, forming a tree lined street within the site and adjacent to existing infrastructure.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

SUSTAINABILITY

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 13 Comments

Some respondents provided feedback in relation to sustainability, including:

- Energy efficiency measures of new homes
- Potential to look at Passivhaus design
- Request for more information on how energy efficiency and sustainability goals will be achieved e.g. EV chargers, solar panels, insulation etc
- Express worries about new construction impacting nearby passive house's efficiency

Applicant Response

An Environmental Standards Statement (ESS) has been prepared by Watt Energy and has been submitted together with the planning application and is available to view on the council's planning portal. The ESS assesses the proposed development against all relevant climate change and sustainability policies and targets outlined within the Core Strategy Policy DM1, EN4, EN6, EN8, EN9, EN14, EN15 and T1; 'Our Manchester Strategy'; 'Manchester: A Certain Future' and 'The Zero Carbon Framework'.

The development is designed with a fabric-first approach, aiming to exceed Building Regulations Part L 2022 standards. Efficient MVHR systems are proposed for certain house types to further reduce energy demands and ensure healthy indoor environments. This holistic low-energy design concept results in high-energy performance and qualifies the development as low carbon.

A feasibility assessment indicates a 34kWp solar system and ASHPHW units per dwelling, leading to a 63% carbon reduction. The development will be carbon neutral, obtaining energy from a renewable electricity supply.

Each property would be provided with facilities for electric charging points. It is anticipated that the details of the proposed electric charging and cycle parking will be secured by a Planning Condition.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

CONSTRUCTION

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 12 Comments

A number of respondents provided feedback relating to the impact of construction on local residents and existing properties, These included:

- Subsidence concerns and insurance implications
- Request for more information e.g. A detailed Construction Environmental Management Plan (CEMP) covering construction duration, noise, dust, traffic management during construction, communication with residents and proposed mitigation etc
- Residents near the site seek clarity on existing wall plans, party wall agreements, and potential foundation work implications.
- The need for clear communication and accessible information, especially concerning the CEMP.

Applicant Response

An Air Quality Assessment has been undertaken by BWB Consulting and considers construction phase dust impacts as well as the operational phase road traffic emissions of the proposed development. A qualitative assessment of the construction phase highlights the recommended measures to minimise dust emissions during construction activities, resulting in a 'not significant' impact on dust emissions during this phase, aligning with Institute of Air Quality Management (IAQM) guidance.

Subject to planning, the appointed contractor would submit a Construction Environmental Management Plan (CEMP) to the Council prior to the commencement of any works. The CEMP would outline how the contractor plans to avoid, minimise or mitigate effects on the environment and surrounding area including monitoring and management of things like noise, deliveries, temporary road restrictions, parking and hours of work.

Cube Homes is a responsible developer and is committed to ongoing consultation with local residents throughout each phase. A community liaison officer will be appointed at the beginning of the construction phase and local residents will be provided with key contact information to ensure they are able to raise issues quickly and have them investigated and responded to in a timely fashion. Residents would be provided with sufficient notice of any works that are likely to cause disruption and will be kept regularly informed throughout via resident notices.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

OTHER

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 12 Comments

Some respondents provided feedback which have been categorised as ‘Other’ as these don’t relate to a specific theme. These include:

- Request to be included in a mailing list for sales updates as well as requests for prices of the apartments and more information on purchasing homes.
- Inquiry about accessibility for those with mobility issues, ask about the potential suitability of the properties is for older residents.
- Accuracy of property boundary information,
- Clarification about the governance and intentions of the developer.
- Information about the planning consultant and architect for the proposals.

Applicant Response

- Any interested parties can register their interest in the properties via the project website and telephone line.
- The properties will be designed to accommodate a wide range of needs.
- With regards to clarification on the site boundary of the apartments, the detailed site boundary and proposed development plans can be viewed on the Council’s planning portal.
- Cube Homes is part of Great Places Housing Group (GPHG). GPHG exists to improve the lives of the people living in our 24,000 homes across the North-West and Yorkshire. GPHG is much more than just a landlord, providing a wide range of services and promoting partnership work to create vibrant, sustainable communities. Cube Homes is an award-winning housebuilder that specialises in creating quality, energy-efficient and sustainable new homes. Cube is different to other housebuilders as they operate a “Profit for Purpose” business model where profits from the business are gift aided to GPHG’s social value programme as a charitable donation to directly benefit the communities where GPHG provides social housing and associated services.
- The planning consultant for the project is NJL Consulting Manchester Office. The architect is MPSL Planning & Design based in Manchester.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

CONSULTATION

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 9 Comments

A number of respondents provided feedback regarding the pre-application public consultation. These included;

- Positive Attendance at the consultation event.
- Misleading and outdated images and plans
- One respondent commented that the website's navigation was difficult and the print on leaflets/forms was too small as well as the plans being confusing
- Notice given of consultation event and opportunity for people to provide comment
- Positive Feedback on Consultation: Someone appreciated the consultation event at The Edge Theatre and supports the plans for new homes in South Manchester.
- After attending the consultation event for the High Lane site, someone found the proposals underwhelming. They criticise the use of vague terms like 'sustainable development' and expect higher standards of insulation and airtightness.

Applicant Response

An extensive pre-application exercise has been undertaken by the Applicant and was generally very well received by the local community. The pre-application consultation and engagement methodology for the site was developed in close collaboration with the project team, local elected members and Manchester City Council (MCC). In preparing the consultation strategy, both the relevant provisions of the Localism Act 2011 and MCC's Statement of Community Involvement (SCI) 2018 have been fully considered.

The pre application consultation and engagement strategy has endeavoured to reach as many people as possible and comprised digital engagement, face to face engagement and included a mix of modern and traditional means of consultation. The strategy has included an in-person consultation event, a dedicated project website and online survey, resident mailouts via hand delivery and Royal Mail, and letters/e-mails sent out to stakeholders. A project telephone line has been available throughout the consultation process so that anyone without access to a PC can engage with the project team about the plans and provide their feedback.

Immediate residents were given 10 days notice of the public consultation event through the delivery of hand delivered letters and the resident notices issued via Royal Mail to a wider area. Cube Homes is committed to ongoing consultation and engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

BIN STORAGE & COLLECTION

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 9 Comments

Some feedback was provided by respondents relating to bin storage and collection including:

- Storage and concealment of unsightly bins in relation to a proposed housing development.
- The current bins are seen as unattractive, and the new homes should take measures to hide or discreetly store the bins.
- Request for detailed information about how the new properties' refuse will be managed, stored, and collected.

Applicant Response

The proposals include waste minimisation measures. A Waste Management Plan and Bin Store Detail drawings have been submitted in support of the planning application and can be viewed via the Council's planning portal.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

WATER & FLOODING

[VIEW ALL COMMENTS
ONLINE](#)

Summary of Feedback – 8 Comments

Some comments were received from respondents relating to flood drainage, sewage capacity and water pressure including:

- The potential flood drainage implications of the proposed parking-hard landscaping
- Existing sewage difficulties in nearby houses due to flooding.
- Low water pressure on Acres Road might require a new connection to High Lane or the replacement of the Acres Road main. High Lane sewer surcharges during stormwater events suggest a need for an interceptor or runoff storage solution.
- Information is lacking regarding the impact of drains and sewage.

Applicant Response

In terms of the flood risk, the site is within Flood Zone 1 and is therefore considered to be at the lowest risk of flooding. The site is less than 1ha in plan area. Therefore, in line with criteria set within the NPPF a Flood Risk Assessment is not required to support a planning application if the development is less than 1ha and in Flood Zone 1. A Drainage Strategy Report has been prepared by Brennan Consult. The Report evaluates the existing surface water drainage system and assesses any potential rise in surface water runoff due to the proposed development. Consideration is given to Sustainable Drainage Systems (SuDS) as a means of mitigating surface water flood risk, along with the creation of an initial drainage layout.

The site area is fully impermeable with unrestricted outflows to the combined sewers bounding the site. The existing brownfield runoff rates are as follows:
1 yr – 37l/s (30mm/hr), 30 yr – 79l/s (65mm/hr), 100 yr – 116l/s (100mm/hr)

A Drainage Strategy Report has been prepared and submitted together with the planning application. The report includes an assessment of SuDS and local site conditions to determine the sustainability of each approach for this scheme.

The proposed foul water drainage strategy is to construct a new foul water drainage network for each block area that outfalls via gravity to the combined public sewer via the existing connections. The proposed private drainage layout for the new development site will be designed in accordance with BS EN 752: 2017 and Building Regulations Part H guidance.

FEEDBACK SUMMARY AND APPLICANT RESPONSE

LOCAL INFRASTRUCTURE & AMENITIES

[VIEW ALL COMMENTS
ONLINE](#)



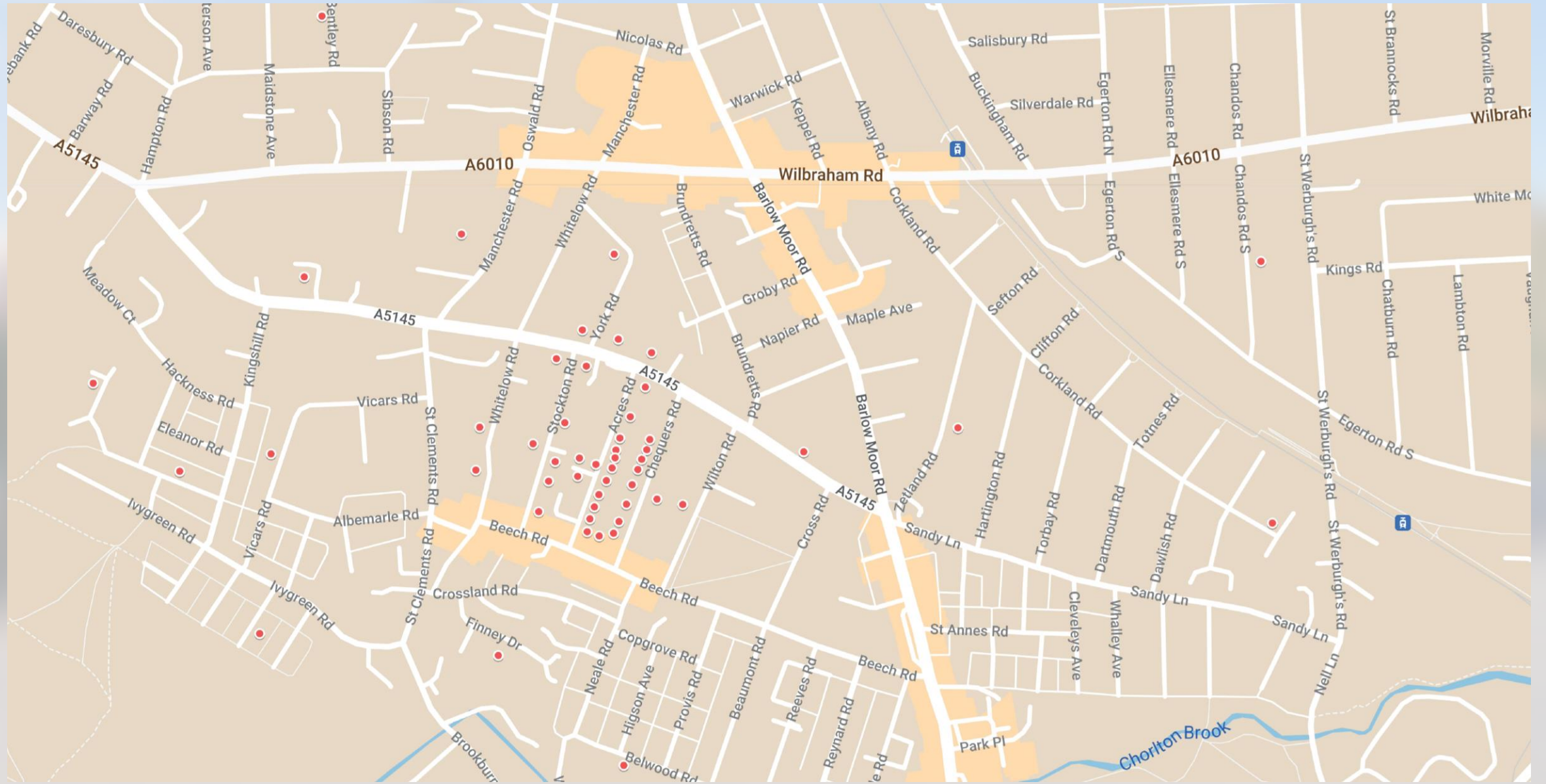
Summary of Feedback – 5 Comments

Some respondents provided comments relating to the potential impact the proposed development could have on local infrastructure and amenities, including inadequacy of current local infrastructure, such as schools, doctors and shops to support the growing population.

Applicant Response

The applicant will seek agreement with the Council to secure planning contributions via a S106 Planning Obligation. The heads of terms are to be agreed through negotiation with the Council depending on where deficiencies lie in existing infrastructure whilst also considering viability and proportionality.

MAP OF RESPONDENTS (APPROXIMATE POSTCODE LOCATIONS)



SUMMARY OF DESIGN CHANGES

FOLLOWING PRE-APPLICATION CONSULTATION

The pre-application engagement with MCC, engagement with Ward Members and the public consultation event feedback have all informed the final development proposals within this application. The applicant team are committed to ensuring that the development benefits both existing and future residents.

Retention of Carlton House

A survey of Carlton House was undertaken to determine whether it could be feasibly retained and converted for residential use. This demonstrated that the most suitable conversion would be to convert the existing house into two separate homes. The applicant team amended the site layout accordingly to facilitate the retention of Carlton House.

Orientation of the development

The layout has been amended so that all townhouses are turned to front Acres Road, creating an outward facing development. Rear gardens are to be provided within the site.

Impact on Acres Road

Acres Road will be widened to 5.5 metres, providing improved traffic flow, with a 2.0m wide footpath on the western side, promoting pedestrian safety and convenience.

Introduction of affordable housing

Proposed affordable housing to be situated in the apartment block fronting Stockton road.