



Land off Wilbraham Road, Chorlton

Statement of Community Involvement – November 2022

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INTRODUCTION

This Statement of Community Involvement (SCI) has been prepared by UK NETWORKS on behalf of the Applicant Anwyl Homes and Greater Manchester Youth Federation in support of the submission of a full planning application for the erection of a residential development (Use Class C3a), with associated infrastructure, including landscaping, ecological mitigation, drainage, car parking, access from Wilbraham Road, demolition of garage to the rear of 354 Wilbraham Road and other associated works.

The National Planning Policy Framework (NPPF) 2021 recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for everyone. In preparing the consultation strategy, the relevant provisions of the Localism Act 2011 and Manchester City Council's Statement of Community Involvement (SCI) issued in February 2022 have been considered.

The consultation strategy has sought to ensure that relevant stakeholders and members of the public are given every opportunity to review the plans and provide their feedback. The strategy has included a combination of traditional and modern means of consultation and engagement including resident notices, online briefings, a project website and online feedback form, an in person consultation event and availability of a project telephone line and Freepost address so those without access to a PC can engage with the project team and the plans.

This report sets out a summary of the pre-application consultation that has taken place so far and with whom. The report identifies key themes and issues raised and sets out the Applicant's response to these, including changes to the design which have resulted as a direct response to consultation with stakeholders and the local community, where appropriate.

The project team is committed to ongoing engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

SITE LOCATION



The application site extends to approximately 2.22 hectares (ha) and comprises an irregular shaped parcel of land within the administrative boundary of Manchester City Council (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below.

The part of the site identified for the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 ha. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the site is obtained from Wilbraham Road. The housing site is privately owned by GMYF and is secured on all boundaries by fencing and gates aside from 354 Wilbraham Road which is an occupied dwelling.

The part of the site identified for ecological enhancement comprises 0.22 ha. The ecological enhancement area is owned by the St Margaret's Centre

SCHEME PROPOSALS



The proposals comprise;

- 65 new homes of which 13 will be affordable (7 no social rented and 6 intermediate tenure)
- 2, 3 and 4 bedroom properties all with private amenity space and on plot parking and cycle parking
- A financial contribution to secure replacement playing field land at Alexandra Park
- Access from Wilbraham Road
- Ecological enhancement to land at the St Margaret's Centre
- Replacing and improving the existing floodlights for the adjacent sports pitch used by Maine Road FC
- 354 Wilbraham Road will be retained
- Due to the site's former use as a football and cricket pitch, Anwyl Homes working in partnership with MCR Active, have identified land at Alexandra Park which will accommodate replacement playing pitches.

CONSULTATION AND ENGAGEMENT OVERVIEW

Stakeholders engaged included:

- Local residents, businesses and community groups
- Local landowners
- Elected ward members
 - Cllr Rawson
 - Cllr Shilton-Godwin
 - Cllr Midgley

The plans and the pre application consultation were publicised via:

- Correspondence sent to stakeholders
- Community notices sent via Royal Mail to 368 local residences and businesses
- Letters sent to local community groups
- Community notices re-issued to Brantingham Road residents

Consultation and Engagement has included:

- Letters to stakeholders
- Video briefings with elected members
- A consultation website
- Online survey
- Consultation event with exhibition boards
- Feedback forms
- Social media advertising
- Project telephone line and Freepost address

CONSULTATION AND ENGAGEMENT TIMELINE

7th October 2022

Introductory letters to Manchester City Council Cabinet member for Housing & Regeneration, Chorlton Park Ward Members and neighbouring Chorlton ward members.

19th October 2022

Video briefing with Chorlton Ward Members.

28th October 2022

Consultation website launched
www.anwylchorltonplans.co.uk



28th October 2022

368 Resident notices distributed via Royal Mail.

28th October 2022

Letters sent to all Stakeholders.

1st November 2022

Resident notices re-issued to Brantingham Road.

8th November 2022

Consultation held for residents at South West Manchester Cricket Club.



November 2022

Feedback from members of the public via consultation website and the consultation event reviewed by the Project Team.

CONSULTATION AND ENGAGEMENT SUMMARY

The consultation included a dedicated consultation website (www.anwylchorltonplans.co.uk) with an online feedback form and a public consultation event held at South West Manchester Cricket Club.

- Elected members were briefed prior to the beginning of the public consultation
- Approximately **38** individual feedback comments received across all channels/platforms of communication.
- **242** Total visits to the consultation website.
- **368** Residents engaged via resident notices.
- **31** Completed Online Surveys/Feedback forms.
- **7** Direct emails received.
- **1** Physical consultation event with a total of 40 local residents and elected members attending.

CONSULTATION AND ENGAGEMENT MATERIALS

STAKEHOLDER LETTERS – ([View full version here](#))



Supporting Aspiration.
Creating Opportunities.

Councillor Joanna Midgley
Chorlton Park Ward
Manchester City Council

By Email: cllr.joanna.midgley@manchester.gov.uk

7th October 2022

Dear Councillor Midgley,

Greater Manchester Youth Federation

I am writing to update you about the future of Greater Manchester Youth Federation (GMYF) and to request a meeting to discuss our disposal plans for unused land at Harry Dalton Fields located in your ward. I have attached a site location plan for ease of reference.

GMYF is over 125 years old and much like other charitable organisations, the charity has been operating in an extremely challenging environment due to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic.

Over the last couple of years we have undertaken an extensive strategic review and have made important steps to ensure that together with our affiliate clubs, we are fit for modern purposes and able to deliver on our charitable aims.

We have identified several critical areas for improvement which require significant investment to help deliver our mission and aims in Supporting Aspiration, Creating Opportunities for young people in Greater Manchester and hopefully providing the solid foundations for the charity's next 125 years in existence.

In the past our affiliate clubs have relied heavily on volunteers to deliver youth clubs, sports and other activities. As an organisation, unless we change, we will be unable to offer the necessary support to our affiliate clubs and therefore will be unable to rely on volunteers as we have in the past, which will have a devastating impact on the work they do across Greater Manchester.

We urgently need to capacity build within our organisation and our affiliate clubs

Office 317, 3rd Floor
Broadstone Mill
Broadstone Road
Stockport SK5 7DL

0161 660 4094
www.gmyouthfed.org
info@gmyouthfed.org
GMYouthFed

Registered Charity The Greater Manchester Trust for Recreation Charity Number: 521234



Supporting Aspiration.
Creating Opportunities.

in key areas such as safeguarding, equality and diversity, health and safety, governance and administration, including helping our affiliate clubs access grant funding.

Our plans for GMYF and our affiliate clubs are transformational. It is proposed that a new team of youth and other workers together with other important initiatives would be funded by the income from the sale of unused land at Harry Dalton Playing Fields.

I would welcome the opportunity to meet with you to explain more about our plans for GMYF and to also introduce you to representatives of Anwyl Homes, who we have selected as our preferred developer. The meeting will also be an opportunity for the project team to share their initial proposals for new homes with you and for you to ask any questions you may have of Anwyl and/or GMYF.

I have asked Laura Tickle from UK Networks who is handling community engagement to contact you and ward colleagues to arrange a convenient time for us all to meet. Laura can be contacted on laura@uk-networks.com or 07758 118 568.

I look forward to meeting with you soon.

Kind Regards,

Karen Wilson CEO
CEO

Office 317, 3rd Floor
Broadstone Mill
Broadstone Road
Stockport SK5 7DL

0161 660 4094
www.gmyouthfed.org
info@gmyouthfed.org
GMYouthFed

Registered Charity The Greater Manchester Trust for Recreation Charity Number: 521234

CONSULTATION AND ENGAGEMENT MATERIALS

BRIEFING PRESENTATION – ([View full version here](#))

Chorlton Park Ward Member Briefing



Greater Manchester
Youth Federation

ANWYL
thoughtful homes

October 2022

Introduction

Attendees

Karen Wilson – Chief Executive, GMYF
Sophia Fleming – Consultant, GMYF
Alex Wigfield – Land Director, Anwyl Homes
Mathew Tudor-Owen – Senior Land Manager, Anwyl Homes
Alice Routledge – Partner, Asteeer Planning
Laura Tickle – Associate, UK Networks (Communiti)
Alun Hayes – Director, UK Networks (Communiti)

Cllr Joanna Midgley – Deputy Leader, Chorlton Park, MCC
Cllr Dave Rawson – Chorlton Park, MCC
Cllr Mandie/Shilton Godwin – Chorlton Park, MCC

The purpose of the briefing is to provide an update on:

- the future plans for Greater Manchester Youth Federation (GMYF)
- introduce Anwyl Homes as the preferred developer for Harry Dalton Fields in Chorlton
- share initial plans for the site, and;
- to provide members with an opportunity to ask any questions of GMYF and Anwyl Homes.



About GMYF

- GMYF has provided vital youth services to young people for over 110 years.
- GMYF works with volunteer led youth clubs and projects across some of the most marginalised communities of Greater Manchester.
- Supporting Aspiration and Creating Opportunities.
- GMYF has been operating in an extremely challenging environment due to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic.
- GMYF has undertaken a strategic review and identified several critical areas for improvement.



GMYF's Affiliate Clubs

- GMYF's clubs are short of money and have a long list of projects that need investment, such as the Whitemoss facility in Blackley and Jimmy Egan's, Wythenshawe.
- Without investment GMYF is not able to offer support to its affiliate clubs in need.



GMYF Investment Plans

Disposing of redundant land at Harry Dalton Fields in Chorlton is a crucial part of GMYF's investment strategy. Investment plans include:

- A team of youth workers to work across affiliate clubs to support volunteers.
- Offer level 3 NVQ training and beyond with a secure career pathway within GMYF.
- Additional full time employees to train volunteers in delivering the Duke of Edinburgh Award Scheme.
- Essential repairs and improvements to affiliate club premises.
- Refurbishment of an old building in Partington for youth work. Within 2 weeks we had 160 young people on the books. Recruitment of 2 more staff to cope with demand.
- Creation of grant funding scheme for new equipment for GMYF affiliate clubs.
- Funding for 40 nights of accommodation at a residential activity centre (Ormside).



Anwyl Homes

- Proud family builder.
- Began in 1930 as a joinery and woodworking contractor.
- Expansion into housebuilding around 1940.
- By 1980 Anwyl was building approximately 250 homes a year.
- Grown rapidly and operating in two regions, namely Anwyl Homes Cheshire and North Wales and Anwyl Lancashire.
- Aim of building around 800 homes per year.
- Won many prestigious awards, including success at the UK Housing Awards, LABC Awards, Housing Innovation Awards and winning the Insider North West Housebuilder Award.



CONSULTATION AND ENGAGEMENT MATERIALS

BRIEFING PRESENTATION – ([View full version here](#))

Harry Dalton Fields, Chorlton



- Located between Chorlton and Whalley Range, less than 3 miles from centre of Manchester.
- Access from Wilbraham Road.
- Covers approximately 2 hectares.
- Privately owned by GMYF.
- Secured on all boundaries.
- Last known use as playing pitches (primarily football), but this use ceased in 2016 (more than 5 years ago).



Site Background

- Not allocated for any particular use in the adopted Local Plan.
- Located in South Manchester, which is an area identified by the Council for family housing and for 20% of homes to be affordable.



The Proposals



The proposals comprise:

- 65 new homes of which 13 would be affordable.
- 2, 3 and 4 bedroom properties all with private amenity space and on plot parking.
- A financial contribution to secure replacement playing field land at Alexandra Park.
- A new access from Wilbraham Road.
- Ecological enhancement to the St Margaret's Community Centre orchard.
- Replacing and improving the existing floodlights for the adjacent sports pitch used by Maine Road FC.



House Types



B1 - Semi-Detached / 911 sqft / 2 Storey / 2 Bedroom



C1 - Semi-Detached / 1033 sqft / 2 Storey / 3 Bedroom



C2 - Semi-Detached / 1022 sqft / 2 Storey / 3 Bedroom



C3 - Semi-Detached / 1133 sqft / 2 Storey / 3 Bedroom



D1 - Semi-Detached / 1177 sqft / 2.5 Storey / 4 Bedroom



House Types



D2 - Detached/Semi-Detached / 1358 sqft / 2.5 Storey / 4 Bedroom



D3 - Detached / 1330 sqft / 2 Storey / 4 Bedroom



D4 - Detached / 1522 sqft / 2.5 Storey / 4 Bedroom



D5 - Semi-Detached / 1554 sqft / 2.5 Storey / 4 Bedroom



Precedent Image



CONSULTATION AND ENGAGEMENT MATERIALS

BRIEFING PRESENTATION – ([View full version here](#))

Precedent Images



Access



- Access has been developed in consultation with Manchester City Council's Planning and Highways.
- Proposals seek to retain the majority of the existing street trees near the proposed site access on Wilbraham Road.
- An access road width of 5.5 metres is proposed
- 2 metre footpaths will be provided on either side of roadway.
- The roadway design is curved to retain trees in the access strip.
- 354 Wilbraham Road will be retained.



Key Considerations

Sustainability

The following Energy Efficient design measures are proposed.

- High levels of insulation throughout with minimal thermal bridges
- Passive solar gains and internal heat sources
- Excellent level of airtightness
- Excellent levels of thermal insulation
- Good indoor air quality by openable windows
- 100% low energy lighting throughout
- 100% efficient non-fossil fuel Electric Heating
- 100% operational energy supplied by a renewable energy provider

Affordable Housing

The proposed development will deliver a policy compliant level of affordable housing (20%)
The affordable housing will comprise 5% affordable rented and 15% intermediate housing.

Ecology

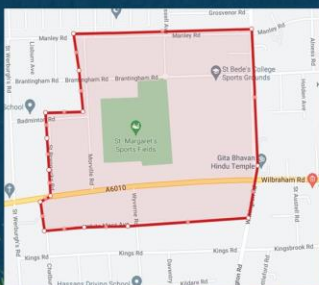
Land at the south-east of the site will be enhanced as part of the proposals to deliver grassland habitat.
The delivery of grassland habitat, and the landscaping proposed within the development site, will lead to a Biodiversity NET Gain (0.34%) on site.

Separation Distances

The minimum privacy distances within the development achieve 20m, in accordance with MCC's Residential Design Guide privacy standards.
In terms of existing properties, a minimum privacy distance of 21.4m is achieved.



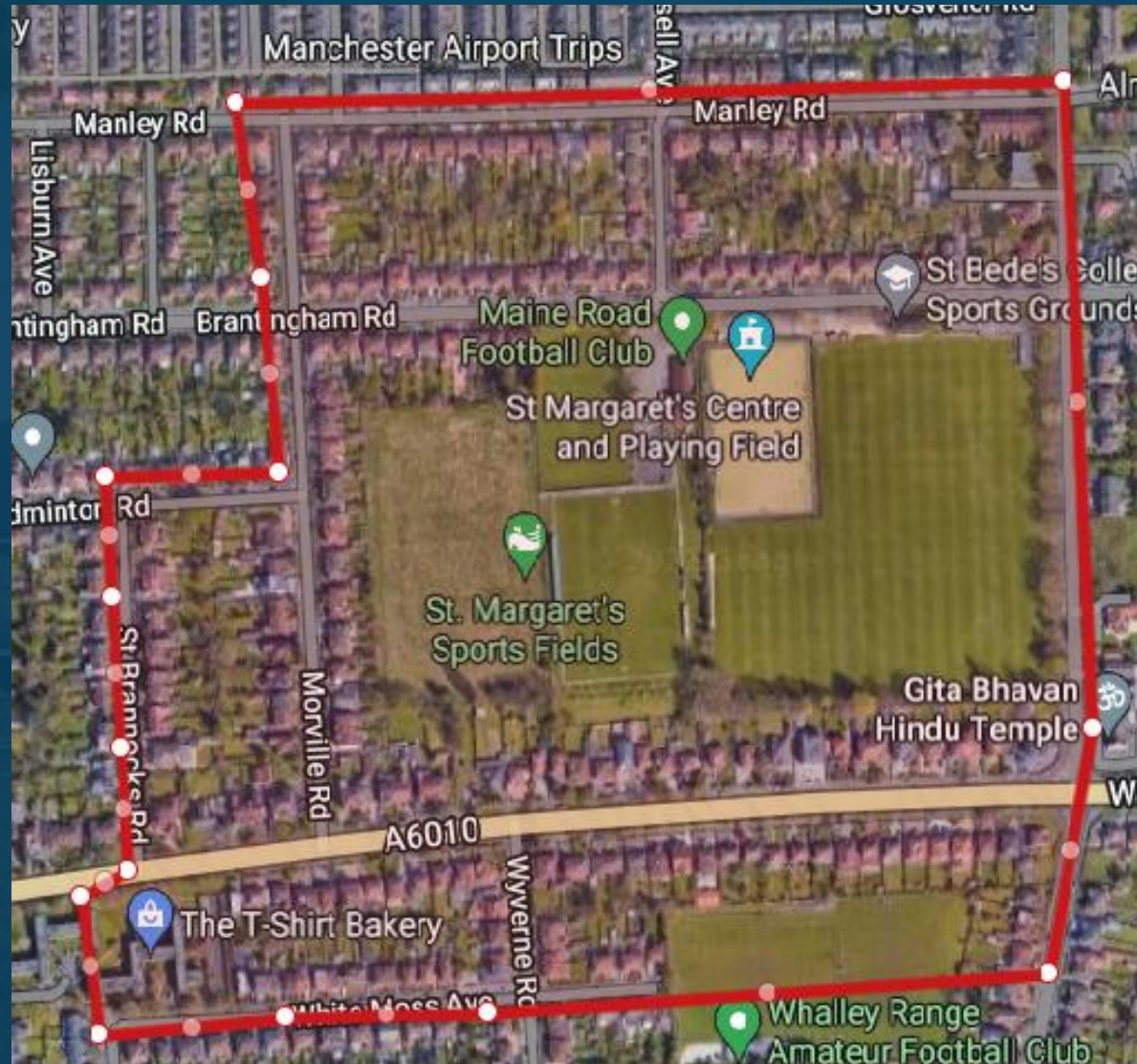
Next Steps



- Briefings offered to ward and neighbouring ward members
- Ward member briefing
- Resident Notice issued to 368 properties within agreed distribution area.
- Letters sent to resident who share a boundary offering 1-1 discussion
- Letters issued to elected members and community groups
- Launch of consultation website and online survey
- Webinar if required
- Design Team review of all feedback, before submitting a planning application in November



CONSULTATION DISTRIBUTION AREA



The distribution area detailed on the left was agreed with Ward Councillors during the online briefing. Residents' Notices was distributed to 368 residential and commercial addresses by Royal Mail.

CONSULTATION AND ENGAGEMENT MATERIALS

RESIDENT NOTICE – ([View full version here](#))

ANWYL CHORLTON PLANS



Anwyl Homes is inviting feedback from the local community on its plans for 65 new homes, including 13 affordable homes on land at Harry Dalton Fields in Chorlton.

The proposed development will be accessed via a new access off Wilbraham Road, and comprise:

- 2, 3 and 4 bedroom properties, all with private amenity space and on plot parking
- A financial contribution to secure replacement playing field land at Alexandra Park
- Ecological enhancement to St Margaret's Community Centre orchard
- Replacing and improving the existing floodlights for the adjacent sports pitch used by Maine Road FC

The landowner, Greater Manchester Youth Federation (GMYF), has selected Anwyl Homes as the preferred developer for the land.

GMYF has been operating in an extremely challenging environment due to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Following a strategic review, the charity is disposing of redundant land it owns with the aim of reinvesting the funds into its core work with young people such as providing better equipped youth clubs and sports facilities, employing a team of youth workers to work across our clubs and support our volunteers and taking our young people out of their home environments to experience outdoor pursuits in the Lake District and other areas.

You can go online to learn about the plans and provide your feedback or attend our Drop In Event



Consultation Website: www.anwylchorltonplans.co.uk

Drop In Event: Tuesday 8th November 2022 between 4:30PM – 7:30PM
South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG

Email Address: contact@anwylchorltonplans.co.uk

Telephone: 0151 640 0362.

Please provide comments by: Friday 11th November



Draft Proposed Site Plan

Site Context

The site covers an area of approximately 2 hectares and is rectangular in shape. The site is privately owned and is secured on all boundaries with fencing and gates. The site's last known use was as playing pitches (Primarily football) but this use ceased in 2016 (more than 5 years ago).

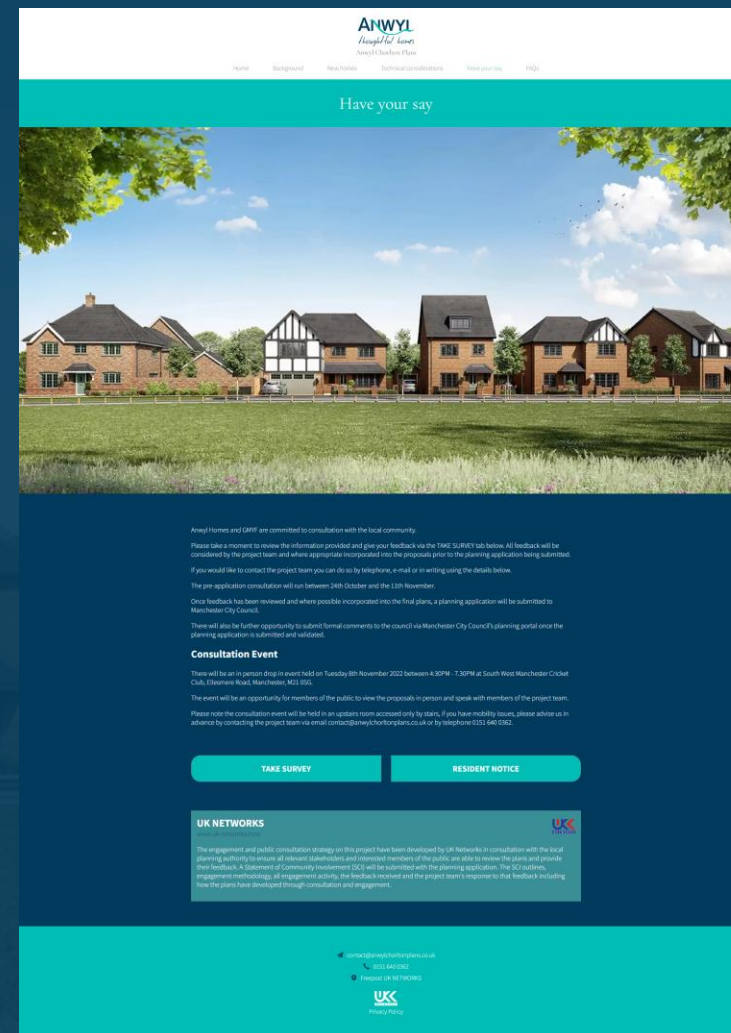
CONSULTATION AND ENGAGEMENT MATERIALS

CONSULTATION EVENT

A consultation event was held 8th November 2022 (4.30pm to 7:30pm) at South West Manchester Cricket Club. It gave residents a chance to review the consultation boards and discuss the plans with members of the project team. Feedback forms were provided so members of the public could provide their feedback on plans. The event was advertised via the resident flyer. 40 people were in attendance with a total of 15 feedback forms completed at the event.



CONSULTATION WEBSITE – www.anwylchorltonplans.co.uk



16

CONSULTATION AND ENGAGEMENT MATERIALS

ONLINE SURVEY/FEEDBACK FORM – ([View full version here](#))

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

- ☐ I am a resident living close to the site
- ☐ 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. How useful was the consultation website in helping you understand the proposed development? *

- ☐ Useful
- ☐ Neutral
- ☐ Not that useful

3. Do you support the proposals for the site? *

- ☐ Yes
- ☐ No
- ☐ Undecided

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

Enter your answer

5. Please provide your thoughts on the proposals or any further comments below that you would like the project team to consider.

Enter your answer

6. 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

7. If you would like to receive any updates on the project please provide your email address. [UK Networks www.uk-networks.com] are the appointed community engagement consultants for the project. They are collecting your data and feedback on behalf of Anwyl Homes and GMYF as part of consultation on the proposed development. Your details will not be shared with any third parties.]

Enter your answer

ANWYL CHORLTON PLANS

Land off Wilbraham Road, Chorlton



Anwyl Homes is inviting feedback from the local community on its plans for 65 new homes, including 13 affordable homes on land off Wilbraham Road.

The proposed development will be accessed via a new access off Wilbraham Road, and comprise:

- 2, 3 and 4 bedroom properties, all with private amenity space and on plot parking
- A financial contribution to secure replacement playing field land at Alexandra Park
- Access from Wilbraham Road
- Ecological enhancement to the St Margaret's Community Centre orchard
- Replacing and improving the existing floodlights for the adjacent sports pitch used by Maine Road FC
- A financial contribution to secure replacement playing field land at Alexandra Park
- 354 Wilbraham Road will be retained

GMYF has been operating in an extremely challenging environment due to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Following a strategic review, the charity is disposing of redundant land it owns with the aim of reinvesting the funds into its core work with young people such as providing better equipped youth clubs and sports facilities, employing a team of youth workers to work across our clubs and support our volunteers and taking our young people out of their home environments to experience outdoor pursuits in the Lake District and other areas.

The landowner, Greater Manchester Youth Federation (GMYF), has selected Anwyl Homes as the preferred developer for the land.

Privacy Notice and Data Protection: www.anwylchorltonplans.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 resident living close to the site
- ☐ 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. How useful was the consultation event in helping you understand the proposed development?

- ☐ Useful
- ☐ Neutral
- ☐ Not that useful

3. Do you support the proposals for the site?

- ☐ Yes
- ☐ No
- ☐ Undecided



ANWYL CHORLTON PLANS
www.anwylchorltonplans.co.uk



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

5. Please provide your thoughts on the proposals or any further comments below that you would like the project team to consider.

6. 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.

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ANWYL CHORLTON PLANS
www.anwylchorltonplans.co.uk



The online survey provides a profile of those who provide feedback, it also gathers a diverse range of feedback due to the open nature of the questions. 16 online surveys were completed and 15 feedback forms were filled out at the consultation event.

FEEDBACK RECEIVED FROM ELECTED MEMBERS BRIEFING

FEEDBACK

What is the tenure split for the affordable units and could more be for rent?

APPLICANT RESPONSE

The original affordable housing provision proposed was 9no intermediate tenure and 4no social rent in line with MCC's planning policy. However, following the consultation undertaken with Local Councillors and MCC Housing Officers, the affordable housing tenure was amended to comprise 7no social rent dwellings and 6no intermediate dwellings.

FEEDBACK

Will the affordable units be built by Anwyl and are they traditional houses?

APPLICANT RESPONSE

The affordable units will be built by Anwyl and then managed by a registered provider. All of the affordable units (13no) are traditional houses, there are no affordable apartments proposed.

FEEDBACK

Can the Net Biodiversity Gain be improved from 0.34?

APPLICANT RESPONSE

The scheme has been updated so as to achieve a BNG of 8.32% on-site. 8.32% BNG can be achieved by ensuring that 100% gardens are vegetated and ensuring the grassland/open space will achieve 'good' condition, as opposed 0.34% which comprised a garden ratio of 80:20 vegetated to unvegetated gardens, and achieving 'moderate' condition grassland.

FEEDBACK RECEIVED FROM ELECTED MEMBERS BRIEFING

FEEDBACK

What are the separation distances from neighbouring properties?

APPLICANT RESPONSE

The Council's residential design guide advises that 20m between back-to-back properties is the norm but that this can be restrictive and a reduction may be appropriate where facing uses are compatible. All of the privacy distances exceed the 20m target. The minimum achieved on site is 21.4m in the southern part of the site to the rear of properties on Morville Road. All other locations exceed 25m.

FEEDBACK

We believe it would be of great benefit to hold a consultation event.

APPLICANT RESPONSE

Following this feedback a consultation event was organised held on the 8th November at South West Manchester Cricket Club.

FEEDBACK

It would be helpful if the consultation website was also in Urdu.

APPLICANT RESPONSE

The consultation website was translated into Urdu and Punjabi.

FEEDBACK RECEIVED FROM ELECTED MEMBERS BRIEFING

FEEDBACK

Why was Parkway Playing Fields not considered for a financial contribution rather than Alexandra Park?

APPLICANT RESPONSE

Discussions were had with MCR Active regarding Parkway Playing Fields. However, whilst this is within the same ward as the site, it is approximately 50 minutes' walking distance from the application site, there is already existing pitch provision, and surplus land is covered by trees. MCR Active's preference was to provide replacement pitches at Alexandra Park because there was an identified need to create a second football pitch and the site has an established infrastructure of changing and parking facilities. Alexandra Park is within 15 minutes' walk of the application site.

FEEDBACK RECEIVED FROM ELECTED MEMBERS BRIEFING

FEEDBACK

Could a financial contribution be sought via a Section 106 agreement to deliver traffic calming measures on Morville Road?

APPLICANT RESPONSE

A Transport Assessment has been undertaken, which concludes that no off-site works are required to mitigate the impact of the traffic created by the proposed development.



FEEDBACK RECEIVED FROM ONLINE/FEEDBACK FORM

QUESTION 1

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

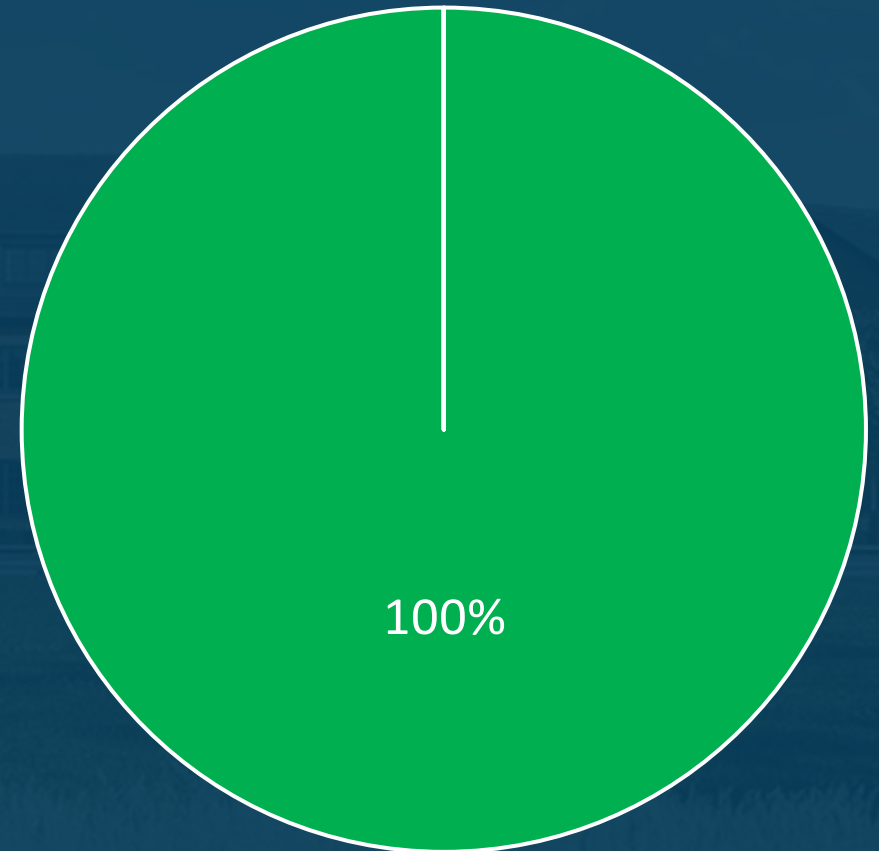
☐ I am resident living close to the site

☐ I work near or have business near to the site

☐ I am an elected member

☐ I am responding on behalf of an organisation

☐ Other



FEEDBACK RECEIVED FROM ONLINE/FEEDBACK FORM

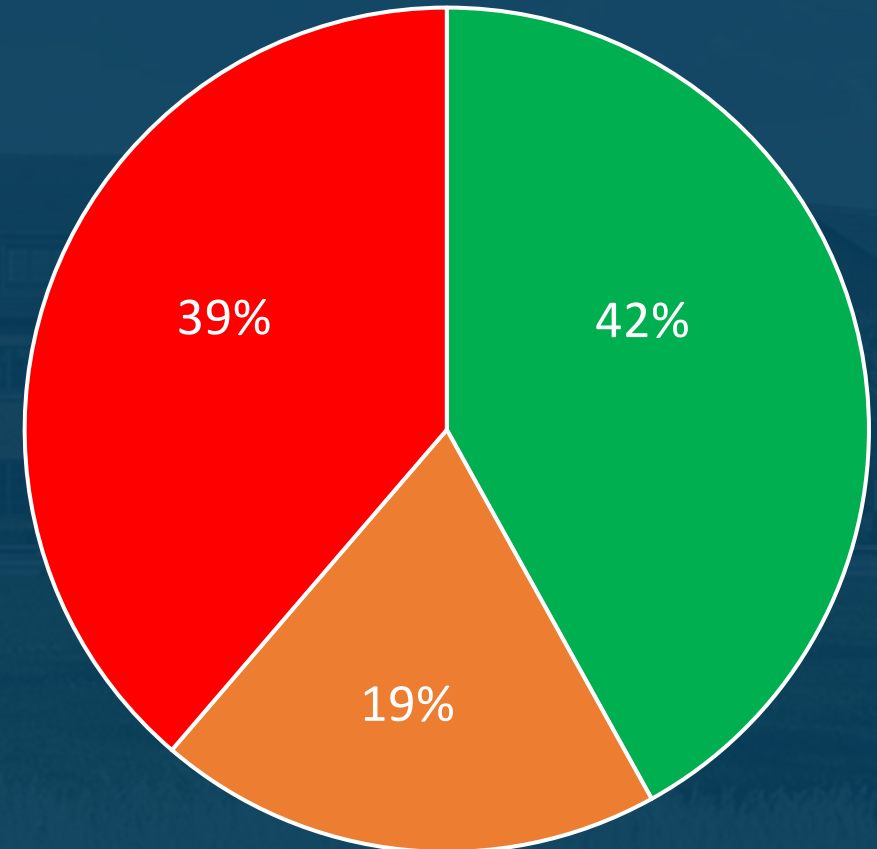
QUESTION 2

How useful was the consultation website/event in helping you understand the proposed development?

■ Useful

■ Neutral

■ Not that Useful



FEEDBACK RECEIVED FROM ONLINE/FEEDBACK FORM

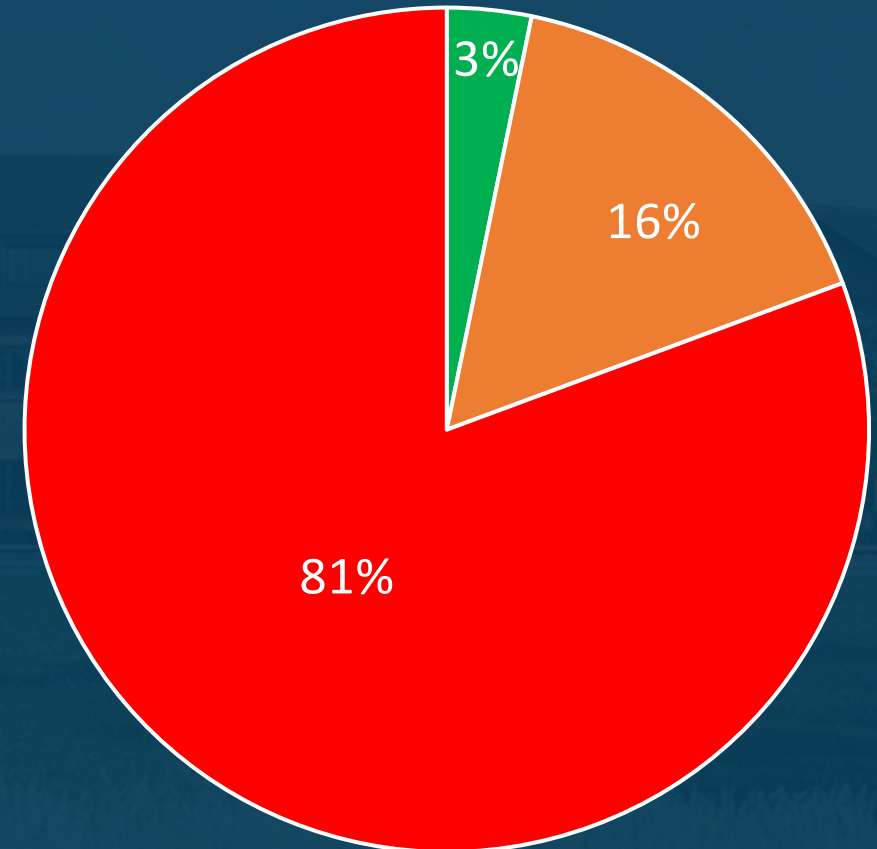
QUESTION 3

Do you support the proposals for the site?

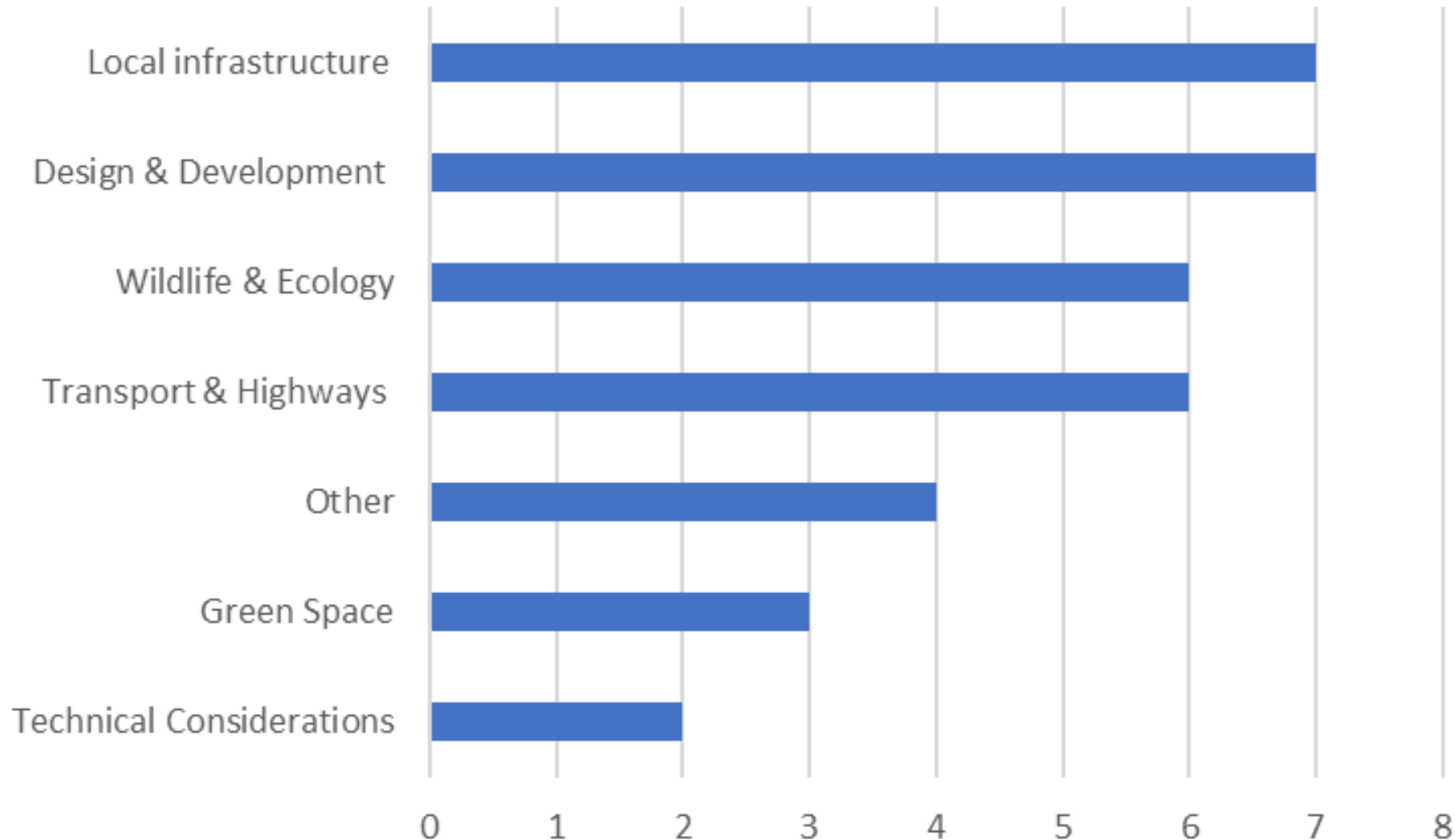
☐ Yes

☐ Undecided

☐ No



FEEDBACK RECEIVED SUMMARY OF EMERGING THEMES



There were a number of emerging themes from the feedback received during the consultation. The emerging themes are listed and ranked based on the number of comments received for each theme. A variety of comments were received in relation to each theme with further detail provided later on in this report.

FEEDBACK – DESIGN AND DEVELOPMENT

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#)

7 comments were received relating to Design and Development during the consultation. These comments are available to review by clicking on the tab in the top right of this page. A variety of views were expressed in relation to Design and Development:

- Building Design and materials
- Overdevelopment, fewer properties and more greenspace
- Overlooking & privacy
- Height of proposed homes
- Boundary residents desire to purchase land on the site to extend their gardens
- Boundary Treatment
- Construction

APPLICANT RESPONSE TO FEEDBACK – DESIGN AND DEVELOPMENT

BUILDING DESIGN AND MATERIALS

An analysis of the existing homes in the area has been undertaken, as detailed in the Design and Access Statement submitted alongside the planning application, which has informed the selection of the proposed materials. From this analysis, nine different house types have been selected to create variation and a sense of place and character across the site.

APPLICANT RESPONSE – DESIGN AND DEVELOPMENT

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

CONTINUED APPLICANT RESPONSE BUILDING DESIGN AND MATERIALS

The proposed development will comprise 2 and 2.5 storey semi-detached and detached dwellings, which is reflective of the scale and type of dwellings in the vicinity of the site, and will, therefore, ensure that the site sits comfortably within its surroundings. The elevation designs have been informed by the vision to create a high-quality development that reflects the character of the local area. The designs offer a contemporary interpretation of the types of existing homes surrounding the site to positively impact the character of the area. Furthermore, as a result of the carefully chosen material palette, the proposed development will achieve a sensitive and robust solution to the relationship between existing and proposed dwellings and create a sense of place, which includes house types that reference the local architectural language and blend seamlessly with the existing residential grain.

Throughout the design evolution of the scheme due regard has been given to the incorporation of measures to aid energy efficiency, as detailed further in the Environmental Standards Statement submitted alongside the planning application. As a result, the proposed development has been designed with a holistic low energy design concept involving a fabric first approach in the u-values, design air permeability and ventilation targets, along with the consideration and application of low zero carbon renewable technologies. The development will also include an Air Source Heat Pump system to each dwelling. As a result of the energy efficiency measures proposed, the predicted site wide reduction in CO2 over Part L 2021 of the Building Regulations can be summarised as 31% with SAP 10 carbon factors.

APPLICANT RESPONSE – DESIGN AND DEVELOPMENT

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

OVERDEVELOPMENT, FEWER PROPERTIES AND MORE GREENSPACE

As a result of the consultation undertaken prior to the submission of the planning application, the proposals have been reduced from 72no dwellings to 65no dwellings at a density of 32.5 dwellings per hectare (dpa), which is reflective surrounding residential neighbourhoods. Each of the proposed houses will have a private garden and the landscaping scheme has been carefully designed to contribute to the character of the area, street scene and planting by providing well considered spaces which frame views, provide seasonal colour and interest, act as gateway markers and focal points and create useable and simple spaces which are low maintenance.

OVERLOOKING AND PRIVACY

The Council's residential design guide advises that 20m between back-to-back properties is the norm but that this can be restrictive and a reduction may be appropriate where facing uses are compatible. All of the privacy distances exceed the 20m target. The minimum achieved on site is 21.4m in the southern part of the site to the rear of properties on Morville Road. All other locations exceed 25m. As a result of the feedback received during consultation there has been a key change to the landscaping with more trees being proposed within the rear gardens of the proposed properties which abut the Morville residents to provide additional screening/privacy.

APPLICANT RESPONSE – DESIGN AND DEVELOPMENT

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FULL COMMENTS](#) 

HEIGHT OF PROPOSED PROPERTIES

The scale and massing of the proposed scheme have been informed by the local vernacular and surrounding properties, which are generally between 2 and 2.5 storeys and comprise predominantly semi-detached, with some detached, properties.

The proposed development comprises a mix of 2 and 2.5 storey homes. The 2 and 2.5 storey homes have been positioned across the site to terminate internal views within the site and to act as focal buildings when moving through the development.

BOUNDARY RESIDENTS DESIRE TO PURCHASE LAND ON THE SITE TO EXTEND THEIR GARDENS

The site was marketed for sale as one parcel of land by GMYF. Anwyl Homes were the successful bidder and subject to receiving planning permission will purchase the site from GMYF. Selling off individual parcels of land to extend existing residents gardens is not being considered by GMYF or Anwyl Homes.

BOUNDARY TREATMENT

A soft landscape scheme and Boundary Treatment Plan have been prepared and submitted alongside the planning application. A range of different boundary treatments are proposed across the site and have been carefully selected to ensure that: the proposed development is secure; the amenity of existing and prospective occupiers is protected; and, the site is visually attractive.

APPLICANT RESPONSE – DESIGN AND DEVELOPMENT

[CLICK HERE TO
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CONSTRUCTION (DISTURBANCE TO RESIDENTS)

A Construction Environment Management Plan (CEMP) which will be agreed with the Council before construction can start on site. The purpose of the CEMP is to set out how Anwyl Homes plans to avoid, minimise or mitigate effects on the surrounding environment and local residents living closely to the site.



FEEDBACK – LOCAL INFRASTRUCTURE

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

7 comments were received relating to Local Infrastructure during the consultation. These comments are available to review by clicking on the tab in the top right of this page. Respondents who provided comments in relation to Infrastructure were in the main expressing concern with regards to the impact of the proposed development would have on local infrastructure including dentist and GP surgeries and local primary and secondary schools.

APPLICANT RESPONSE TO FEEDBACK – LOCAL INFRASTRUCTURE

The site is in an accessible location and provides the opportunity for easy access to a wide range of local shops and services by foot or cycle, including:

- Primary and secondary schools;
- Food retail and local shops;
- Chorlton local centre;
- Dentist, medical practices and pharmacies;
- Veterinary surgery;
- Community Facilities (civic centre / library / churches); and,
- Leisure facilities and parks.

Section 12 of the Supporting Planning Statement submitted alongside the planning application sets out the draft Section 106 Heads of Terms that the Applicants seek to agree with MCC during the determination of the planning application.

FEEDBACK – GREEN SPACE

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

3 comments were received relating to Green Space during the consultation. These comments are available to review by clicking on the tab in the top right of this page. Respondents who provided comments in relation to Green Space were expressing concern regarding the loss of this green space.

APPLICANT RESPONSE TO FEEDBACK – GREEN SPACE

The majority of the site is privately owned by the Greater Manchester Youth Federation. The fencing and gates surrounding the site were erected over 5-years ago and the site is secure and inaccessible to the public. A signage strategy has also been implemented making it clear that the site is private land. The land identified as an ‘ecological area’ is also privately owned, being under the ownership of the St Margaret’s Centre.

FEEDBACK – WILDLIFE & ECOLOGY

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

6 comments were received relating to Ecology & Wildlife during the consultation. These comments are available to review by clicking on the tab in the top right of this page. The comments expressed concerns over the existing wildlife and the proposed ecological enhancement.

APPLICANT RESPONSE TO FEEDBACK – WILDLIFE & ECOLOGY

An Ecological Impact Assessment has been prepared by Tyler Grange and is submitted alongside the planning application. The proposals for the site will, for the majority, require the removal of habitat considered to be of negligible ecological importance. Habitats on the site that are of local importance comprise scattered broadleaved trees present along the site's boundary. The scattered trees will be retained where possible or will be mitigated for by providing habitat of equal or higher value. A landscaping scheme has been prepared, which demonstrates that 87no. new native and amenity trees, and associated soft landscaping, will be delivered at the site. The landscaping scheme also prioritises the use of native species, which contribute to the overall biodiversity of the site and provide opportunities for a range of wildlife.

An Ecological Enhancement Strategy has also been prepared by Tyler Grange. The strategy addresses the mitigation, compensation and enhancement measures identified within Ecological Impact Assessment.

Further to the above, the proposed development will result in a biodiversity net gain on site of 8.32%.

FEEDBACK – TRANSPORT AND HIGHWAYS

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

6 comments were received relating to Transport and Highways during the consultation. These comments are available to review by clicking on the tab in the top right of this page. Several comments were made in relation to the impact of more homes on the local highways network with many concerned that roads such as Wilbraham Road would be congested if the proposed housing development was to go ahead.

APPLICANT RESPONSE TO FEEDBACK – TRANSPORT AND HIGHWAYS

A Transport Assessment has been prepared by Focus Transport Planning to consider highways and transport issues related to proposals for new residential development of up to 65 dwellings at the site. The Transport Assessment is submitted alongside the planning application.

Operational capacity assessments have been undertaken for key immediate sections of the local highway network. It is concluded that the additional development flow levels will not result in a material change in local network operating conditions, and that the proposed T-junction layout could be expected to operate with a substantive level of spare capacity. An appraisal of the operational safety of the immediate local highway network has been carried out. No accident events have taken place in the immediate vicinity of the site connection or at the adjacent junction of A6010 Wilbraham Road / Wyverne Road. Therefore, there are no clear or substantive prevailing road safety issues that would call into question the proposed development of the site for residential use or require direct additional highway safety mitigation measures funded by the development proposals.

FEEDBACK – TECHNICAL CONSIDERATIONS

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

2 comments were received relating to Technical Considerations during the consultation. These comments are available to review by clicking on the tab in the top right of this page. The comments expressed concerns regarding flooding, pollution and noise.

APPLICANT RESPONSE TO FEEDBACK – TECHNICAL CONSIDERATIONS

FLOODING

A Flood Risk Assessment has been prepared by RSK and is submitted alongside the planning application. The proposed site lies in an area designated by the Environment Agency as Flood Zone 1 and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year. It is intended that surface water runoff from the proposed residential development will outfall from the site via the existing combined sewer to the south as agreed with United Utilities. Consequently, the Assessment concludes that the development of the site should not be precluded on flood risk grounds.

POLLUTION/NOISE

A Lighting Impact Assessment, Noise Impact Assessment and Air Quality Assessment have been undertaken and submitted alongside the planning application.

In terms of lighting, the lighting design strategy demonstrates that the proposed street lighting installation and replacement floodlight installation can achieve the required minimum lighting levels and distribution to meet relevant standards and guidance, whilst also achieving compliant levels of lighting impact to the existing and proposed residential developments. Consequently, there will be no adverse impact on residential amenity in terms of light.

FEEDBACK – TECHNICAL CONSIDERATIONS

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

POLLUTION/NOISE

Regarding noise, the Noise Impact Assessment determines the key noise sources in the immediate vicinity of the site, assesses their impact on proposed residential receptors and recommends mitigation where necessary. The Assessment advises on whole dwelling ventilation requirements for certain plots and acoustic barriers (2.1m high) for plots (52 to 65) closest to the football pitch. Standard glazing is confirmed to be sufficient across the site. The Noise Impact Assessment concludes that, with mitigation measures in place, no adverse impact is expected due to existing sound sources.

With regard to air quality, the Air Quality Assessment undertaken assesses the potential air quality effects as a result of the proposals both during the construction and operational phases of development. The Assessment concludes that air quality factors are not a constraint to planning consent for the development.

FEEDBACK – OTHER

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

4 comments were received that don't relate to any of the other themes during the consultation. These comments have been categorised as Other and are available to review by clicking on the tab in the top right of this page. These comments mostly relate to boundary resident concerns of the visual impact of the development, concern the development may devalue their house value and one comment regarding the publication of the consultation.

APPLICANT RESPONSE TO FEEDBACK – OTHER VISUAL IMPACT TO BOUNDARY RESIDENTS

The minimum back-to-back privacy distances between the existing properties on Brantingham Road, Morville Road and Wilbraham Road achieve in excess of the 20m guideline provided by MCC's Residential Design Guide. A minimum privacy distance of 21.4m in the south west corner boundary with Morville Road and all other properties achieve 25m or greater. Therefore, there will be no loss of privacy to adjoining dwellings and their associated rear gardens. Furthermore, as a result of the sensitive, high-quality landscaping scheme proposed and the design and appearance of the proposed built development, the proposed scheme will be visually attractive and sympathetic to the character of the local area.

DEVELOPMENT CAUSING BOUNDARY PROPERTIES TO DEVALUE

This is not a material consideration in the planning process.

FEEDBACK – OTHER

[CLICK HERE TO
VIEW FULL THE
FULL COMMENTS](#) 

APPLICANT RESPONSE TO FEEDBACK – OTHER

Publication of the Consultation

A comment received related to the publicity of the consultation. This report sets out details of the consultation including; how the consultation was publicised, key consultation activities, the feedback received, emerging themes for the Greater Manchester Youth Federation, Anwyl Homes and the design team to consider, and GMYF and Anwyl Homes initial response to that feedback.

In addition, once the final stage of the pre-application consultation has ended, there will be further opportunity to submit comments via Manchester City Council's planning portal when the planning application is submitted and validated. Comments can also be submitted directly to the project team via the project website, e-mail and telephone.

FEEDBACK – EMAIL

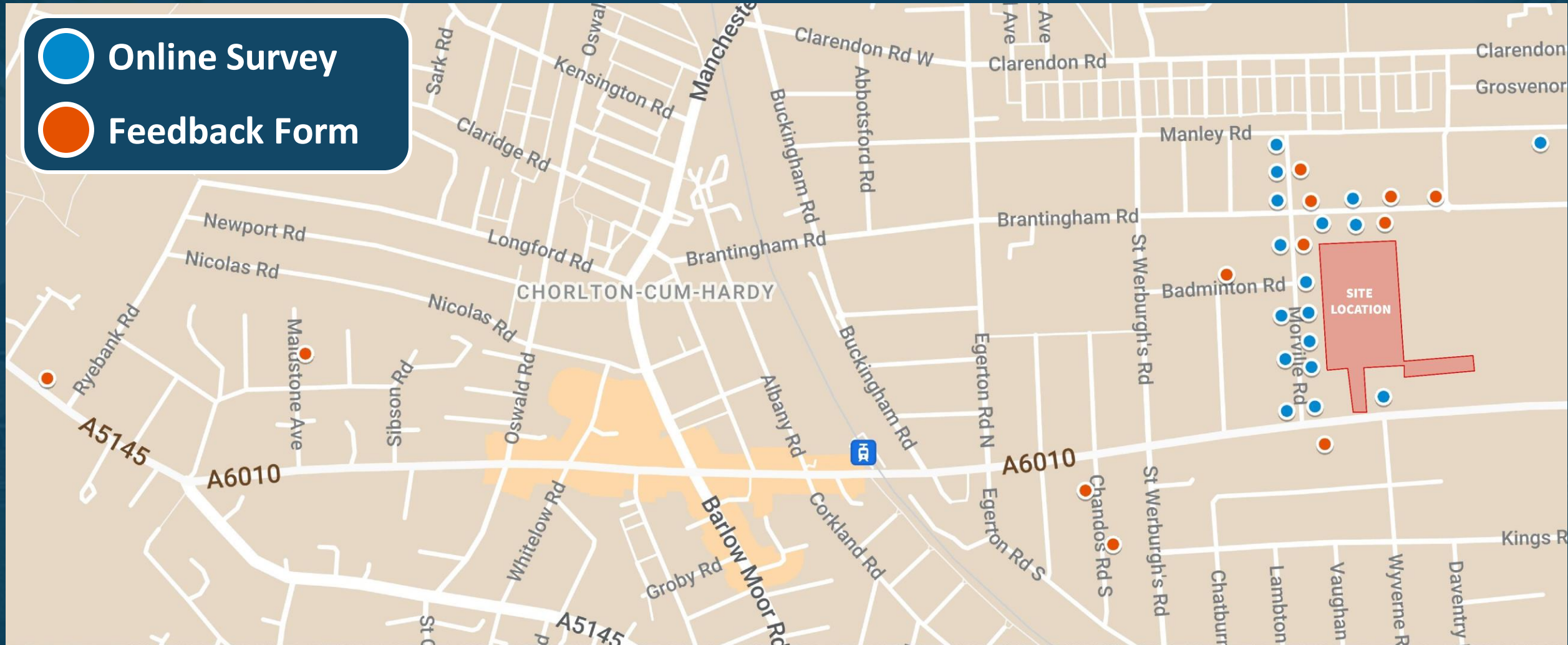
[CLICK HERE TO
VIEW FULL THE
FULL EMAILS](#)

7 individual comments submitted via direct email, many of the comments relate to themes outlined above detailed on pages 22 - 39.



MAP OF RESPONDENTS BY POSTCODE

ONLINE SURVEY/FEEDBACK FORM



SUMMARY OF CHANGES

The project team have carefully reviewed all feedback received from the pre application consultation and the following changes to the application:

SOCIAL HOUSING

The original affordable housing provision proposed was 9no intermediate tenure and 4no social rent in line with MCC's planning policy. However, following the consultation undertaken with Local Councillors and MCC Housing Officers, the affordable housing tenure was amended to comprise 7no social rent dwellings and 6no intermediate dwellings.

DENSITY

As a result of the consultation undertaken prior to the submission of the planning application, the proposals have been reduced from 72no dwellings to 65no dwellings at a density of 32.5 dwellings per hectare (dpa), which is reflective surrounding residential neighbourhoods

HOUSING MIX

The housing mix has been revised to replace the 1 bed and 2 bed affordable apartments with 2 bed and 3 bed affordable homes which results in additional family homes in line with Core Strategy Policy H 6.

SUMMARY OF CHANGES

OVERLOOKING/PRIVACY

As a result of the feedback received during consultation there has been a key change to the landscaping with more trees being proposed within the rear gardens of the proposed properties which abut the Morville residents to provide additional screening/privacy.

INTERNAL ROAD CONFIGURATION

The internal road configuration has been revised to resemble a more traditional make up of carriageway and footpath, rather than grass verges.

ARRIVAL SQUARE

The arrival square has been removed and a traditional adoptable carriageway is now proposed.

ELEVATION TREATMENTS

House type elevations have been revised to remove elements of Tudor boarding. Internal corner house types with fly overs have also been removed.

SUMMARY OF CHANGES

CAR PARKING

All houses now include a minimum of 2no on plot car parking spaces and secure cycle parking.

BIODIVERSITY NET GAIN (BNG)

The scheme has been updated so as to achieve a BNG of 8.32% on-site. 8.32% BNG can be achieved by ensuring that 100% gardens are vegetated and ensuring the grassland/open space will achieve 'good' condition, as opposed 0.34% which comprised a garden ratio of 80:20 vegetated to unvegetated gardens, and achieving 'moderate' condition grassland.

CONCLUSION

This Statement of Community Involvement (SCI) has been prepared by UK NETWORKS on behalf of the Applicant Anwyl Homes and Greater Manchester Youth Federation in support of the submission of a full planning application for land off Wilbraham Road, Chorlton

This report has set out a summary of the pre-application consultation that has taken place so far and with whom. The report has identified key themes and issues raised and sets out the Applicant's response to these, including changes to the design which have resulted as a direct response to consultation with stakeholders and the local community, where appropriate.

The project team is committed to ongoing engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.