Statement of Community Involvement

Proposal for Varley Street

Prepared by PLACED

March 2026



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1. Introduction

1.1 This Statement of Community Involvement (SCI) has been prepared by PLACED to support the preparation of the proposal of Varley Street planning submission.

1.2 The Miles Platting area of Manchester is situated just outside the city centre and has traditionally been a predominantly social housing area with a well-established community.

1.3 This SCI includes full details of the approach to community engagement during the preparation of the proposal to date and provides an overview of how feedback received has informed the development of the proposal. It also explains how further community consultation will be undertaken as the proposal progresses through the remaining stages of preparation.

2. Proposal for Varley Street

2.1 In 2007, the Renaissance Consortium was established to deliver the Miles Platting Private Finance Initiative (PFI) project, which resulted in the development of approximately 1,500 new properties for sale by Lovell Homes, introducing new residents to the area. The scheme also delivered limited new social housing provision and upgraded existing social housing to Decent Homes Standard, leading to significant changes in the area's fabric and character.

2.2 As part of the PFI arrangement, Jigsaw Homes manages the affordable and social rent homes and green spaces, and maintains an office in the area. Seeking to increase the number of homes they can offer through new development, Jigsaw Homes has been in discussions with Manchester City Council (MCC) about opportunities for developing affordable and social rent homes on sites surrounding their offices. This work forms part of a longer-term, incremental approach to ensuring Miles Platting provides a good quality of life for all residents.

2.3 Jigsaw Homes has collaborated with MCC and DK Architects to develop initial concepts for the site adjacent to their office and is committed to involving the local community in the development process.

2.4 PLACED has been invited to support this engagement work, working closely with Jigsaw Homes, MCC, and DK Architects to deliver the project. PLACED has facilitated meaningful dialogues with the area's communities and users, ensuring diverse voices were heard and integrated into the planning process.

3. Purpose of Engagement

3.1 The purpose of community engagement for the planning submission is to:

- Provide opportunities for local communities and key stakeholders to contribute to this proposed development.
- Gather residents' views and opinions about the broader issues affecting the Miles Platting area.
- Ensure that feedback received from communities and stakeholders is reviewed, considered and reflected in the development of the proposal.
- Provide a feedback loop for the community, enabling them to share feedback on the drafted proposal.

3.2 Engagement has involved the community from an early stage.



Image of a drop-in event at MPCAN's quarterly meeting, St Cuthberts Church (Phase 1).

4. Engagement Undertaken to Date

Phase 1

4.1 A range of engagement activities was incorporated into PLACED's engagement programme for the proposal for Varley Street to ensure that the views of diverse site users would be represented. PLACED's **PHASE 1** of engagement took place for more than 8 weeks between Wednesday 27 May and Sunday 27 July 2025, and included:

- A six-week online engagement platform (May – July 2025)
- Six in-person drop-in events with existing community groups (May – July 2025)
- An in-person public pop-up event (July 2025)

4.2 With support from Jigsaw Homes and MCC, promotion for PLACED's public engagement programme involved various methods, including: leaflet distribution to all households in and around the masterplan area; targeted emails to local Jigsaw tenants; social media posts from PLACED and Jigsaw; posts on Jigsaw's website and dedicated Miles Platting Facebook page; poster distribution at local community spaces; and through word of mouth via the Neighbourhood Engagement officer.

4.3 **Online engagement** launched on Tuesday 27th May 2025 and included a quick comments activity where people could post comments as well as a traditional survey. Online engagement closed on Sunday 27th July 2025. The online engagement platform can be viewed here (https://placed.mysocialpinpoint.com/milesplatting). The platform received 281 Visitors, 43 Contributions (34 quick comments) 31 Contributors, and 9 survey responses.

4.4 A **drop-in event** was held at **MPCAN quarterly event, St Cuthberts Church** on Wednesday 27th May 2025 between 5.00pm and 7.00pm. This offered an opportunity for residents and stakeholders to share their views and discuss their priorities. 14 people attended.

4.5 A **drop-in event** was held at **Gardeners group, Community Garden next to Church of the Apostle** on Wednesday 18th June 2025, between 2.00pm and 4.30pm. This offered an opportunity for residents and stakeholders to share their views and discuss their priorities. 14 people attended.

4.6 A **drop-in event** was held at **Monday Movers, St George's Community Centre** on Monday 23rd June 2025, between 12.30pm and 2.30pm. This offered an

opportunity for residents and stakeholders to share their views and discuss their priorities. 16 people attended.

4.7 A **drop-in event** was held at **Youth and Playwork Charity (YPAC), St George's Community Centre** on Tuesday 24th June 2025, between 4.00pm and 5.00pm. This offered an opportunity for residents and stakeholders to share their views and discuss their priorities. 21 people attended.

4.8 A **drop-in event** was held at **Community Grocers, Queensbury Court** on Thursday 26th June 2025, between 12.00pm and 2.00pm. This offered an opportunity for residents and stakeholders to share their views and discuss their priorities. 18 people attended.

4.9 A **drop-in event** was held at **MPCAN quarterly event, St Cuthberts Church** on Wednesday 16th July 2025, between 5.00pm and 7.00pm. This offered an opportunity for residents and stakeholders to share their views and discuss their priorities. 20 people attended.

4.10 A **drop-in event** was scheduled with the **Youth Forum** for Wednesday 18th June at **St Georges Community Centre** and PLACED had prepared appropriate resources for this engagement event. However, the session was cancelled by the Youth Forum at the last minute for unrelated reasons.

4.11 A **pop-up event** was delivered at **Social Supermarket, Church of the Apostle** on Wednesday 16 July 2025, between 2.00pm and 7.00pm. 15 people participated.

4.12 Stakeholders engaged in the consultation included Community Savers, Community Gardeners, Community Grocers, Yoga group, Monday Movers, Ridgeway Street Community Garden, Miles Platting Community and Age Friendly Network (MPCAN), St Cuthbert's Church, The Church of the Apostle's, St Patrick's Church, Church Climate Action Group, local walking groups, Miles Platting Party Volunteer.

4.13 Whilst a diverse range of site users were engaged, more than half (62.5%) were from M40 postcode. 18.8% of participants from M4; 9.4% participants lived M47; and 3.1% were residents of M19, M35, M46 each.

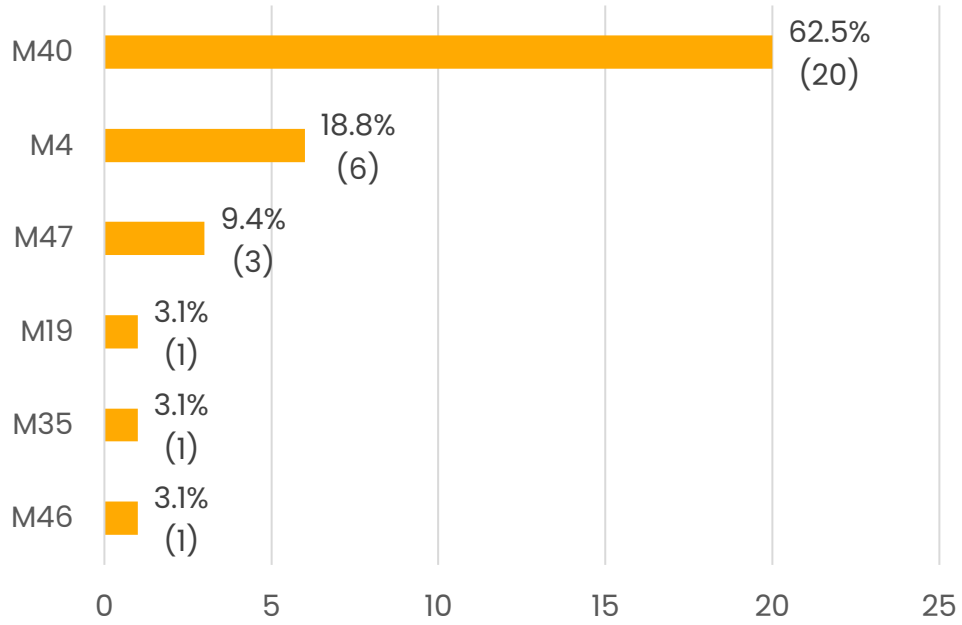


Chart showing the postcodes of participants (both online and in-person). Responses are labelled as percentage of votes and number of responses (Phase 1).

4.14 The majority of the participants (35.1%) were under 18 (young people). 15.8% respondents were from 55-64 age group, 14% participants were from 35-44 age group, and 12.3% belong to 18-24 age group. 8.8% belong to 65-74 age group, 7% were from 25-34 age group, 5.3% were from 45-54 age group, and 1.8% were 74 or older.

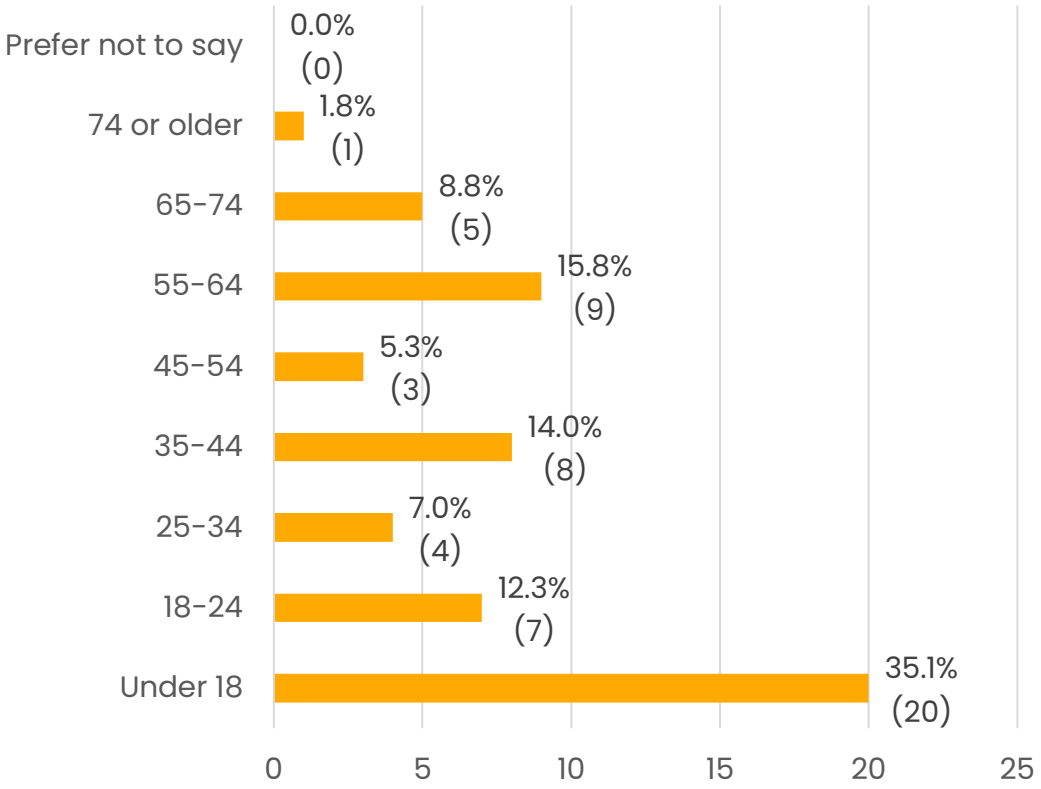


Chart showing responses to the question 'What age group do you belong to?' (both online and in person)?' Responses are labelled as percentage of votes and number of responses (Phase 1).

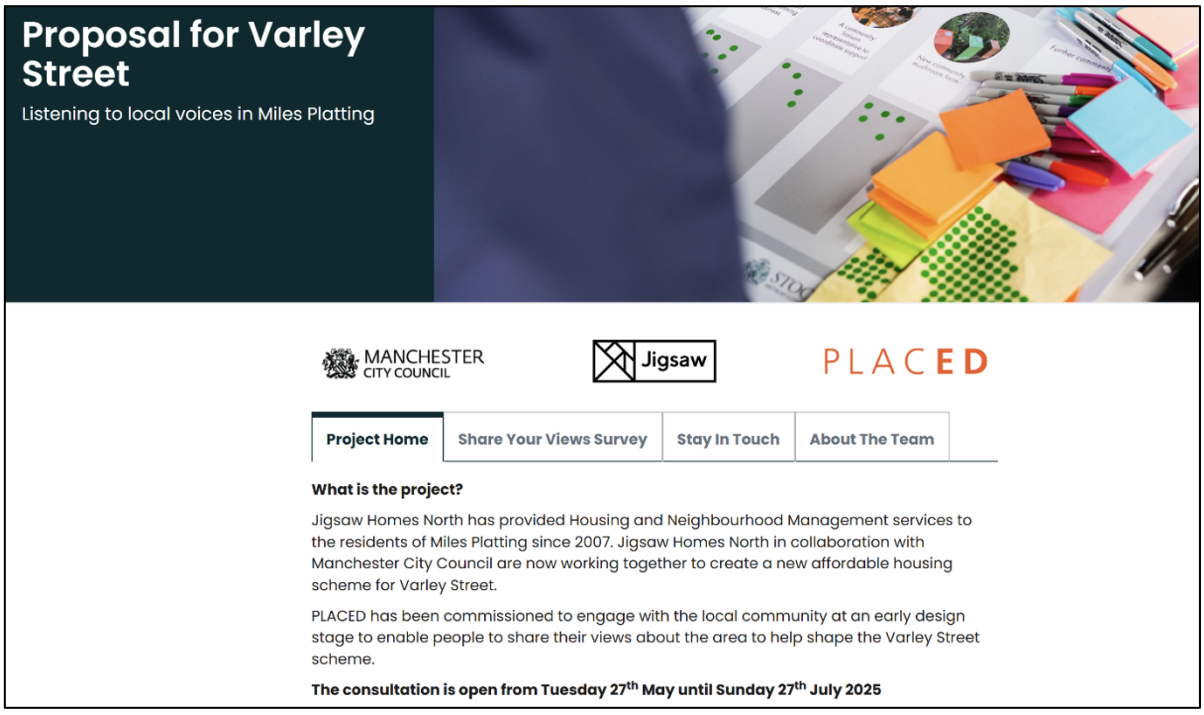


Image of PLACED's online engagement platform (Phase 1).

Phase 2

4.15 PLACED delivered two pop-up event for **PHASE 2** of consultation, providing opportunities for residents to learn about the drafted proposal based on the findings from Phase 1 and provide feedback on it.

- 2 x in-person public pop-up events (February 2026)

4.16 A **pop-up event** was delivered at **Social Supermarket, Church of the Apostle** on Wednesday 25 February 2026, between 12.00pm and 7.00pm. 29 people participated.

4.17 A **pop-up event** was delivered at **Community Grocers, Queensbury Court** on Thursday 26 February 2026, between 12.00pm and 4.00pm. 21 people participated.

4.18 Across PLACED's engagement activities, approximately **199 people** were engaged, **149 people** in Phase 1, and **50 people** in Phase 2. This number indicates the number of people PLACED engaged in substantial conversation or who properly participated in the activities delivered. It does not include those who only viewed PLACED's engagement materials in-person or online, or who were only engaged in shorter, fleeting conversations.

4.19 The people who attended in-person engagement events included local people, those from nearby areas, business owners, and representatives from local community organisations. The members of the public engaged included families, young people, and elderly people, as well as people with disabilities and people from different racial and ethnic backgrounds.

4.20 Comments, responses, feedback and ideas collected through the various activities and events were compiled and periodically reported back to the client and wider project team to ensure that community views were influencing the development of the proposal. Council staff and project team members also supported in-person events to ensure that community participants could ask direct questions of those working on the proposal and benefit from their technical expertise.

5. Key Issues Raised in Phase 1

5.1 Below is an outline of the key issues raised through PLACED's community engagement programme. These issues have been considered by the design team in the drafting of the design proposal.

5.2 The following are the common themes and comments received from the online and in-person engagement activities. It is important to note that this represents the views of only those who participated. Also, not necessarily all participants engaged with all the questions. Some of the key issues raised through engagement to date include youth provision, anti-social behaviour and crime, transport and connectivity, sport and recreations facilities which were out of this project scope.

Miles Platting neighbourhood today



Image of word cloud showing the words participants used to describe Miles Platting as a neighbourhood.

Traffic and safety

5.3 Attendees commented that cycling paths and speed limit enforcement should be prioritised to enhance pedestrian safety. Some participants noted high crime levels and antisocial behaviour as ongoing concerns.

Community cohesion and social spaces

5.4 Attendees expressed mixed views about community cohesion, with some describing the area as supportive but forgotten, whilst others noted themes of community and unity alongside feelings of neglect. Some participants suggested that more community-focused amenities were needed to

enhance social connections. Others commented that the area was no longer the same as when they had grown up, suggesting that community character had changed over time.

Infrastructure and maintenance

5.5 Participants noted that side roads were poorly maintained throughout the area. Some participants also mentioned fly-tipping as contributing to the area appearing uncared for and encouraging antisocial behaviour and the perception of danger.

Area character and development

5.6 Some attendees described the area as 'up and coming', pleasant, and improving, whilst others felt it could be better. One participant noted that Ancoats Green was very appealing and made the whole area around it feel positive when walking past. Others suggested the area was getting better slowly, whilst some expressed more mixed or negative views about current conditions.

5.7 Participants were asked what type of housing they think are suitable for the Miles Platting area. The majority of the participants voted for Family housing.

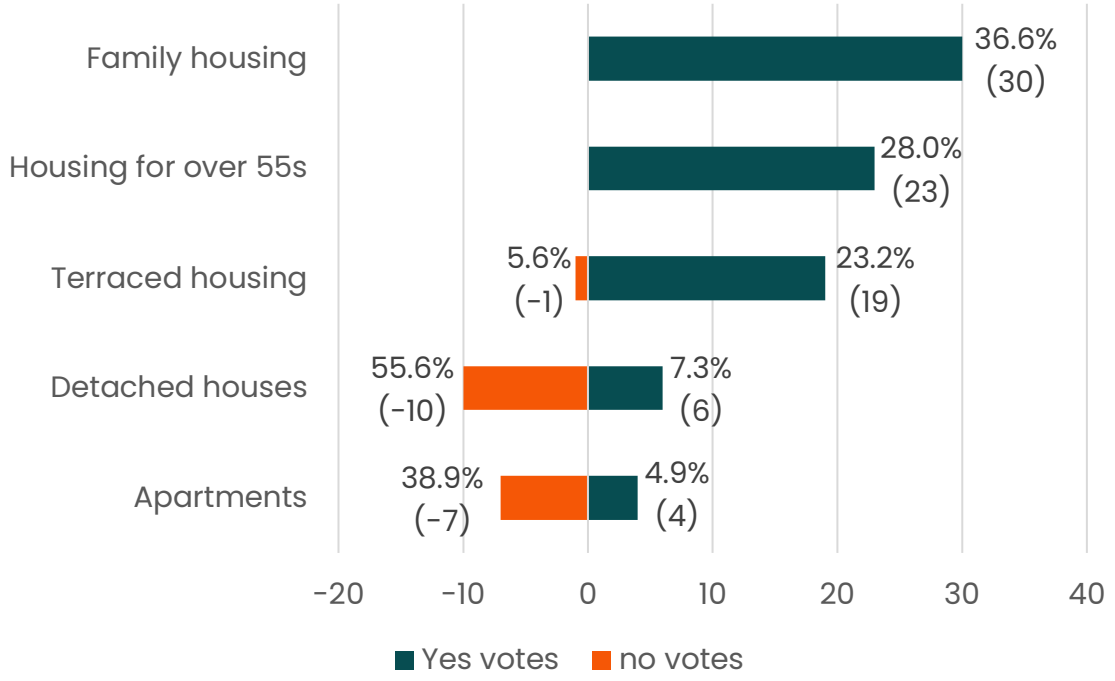


Chart showing responses to the question 'What types of housing do you think are suitable in Miles Platting?' Responses are labelled as percentage of votes and number of responses.

5.8 Attendees were asked what size of housing units they would like to see more of locally. The majority with 34.5% voted for three-bedroom properties, 23.8% voted for two-bedroom properties, 21.4% voted for one-bedroom properties. 20.2% said four or more bedrooms.

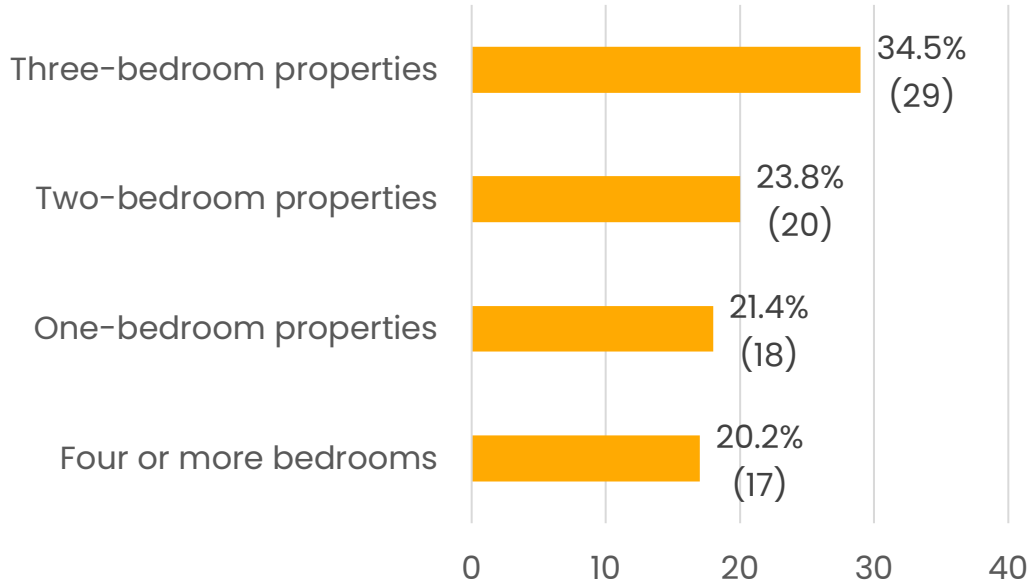


Chart showing responses to the question 'What size of housing units would you like to see more of locally?' Responses are labelled as percentage of votes and number of responses.

Housing types and building heights

5.9 Participants expressed clear preferences regarding housing types and development scale, with several attendees commenting that four-storey buildings should represent the maximum height for new developments. Some participants specifically stated their opposition to high-rise apartments and buildings, suggesting that lower-density development was preferred.

5.10 Others commented on different housing formats, with suggestions that terraced housing should consist of two houses, whilst apartments should offer one to two bedrooms. Some participants noted that detached housing was less conducive to social interaction, whilst others felt that apartments provided better security.

Housing and development

5.11 Views on housing development were mixed among participants, with some noting that regeneration of Miles Platting had been positive but was now becoming excessive. Others commented on the need for more affordable and social rent homes and accessible accommodation. Some attendees

suggested that unused spaces had potential for new housing development, whilst others felt the area was becoming overpopulated.

Affordable and social rent homes provision

5.12 Several attendees emphasising that housing development provision should be genuinely social rather than merely described as affordable housing. Some participants commented that what might be considered affordable for some residents in Manchester, that it would not be affordable for the majority of Miles Platting residents, and would lead to pricing out families, many of whom have lived in the area for generations. Multiple attendees noted that affordable and social rent homes was in great demand and that there was a desperate need for increased provision of socially rented properties.

Housing for specific groups

5.13 Others suggested that housing should be provided for homeless individuals, whilst some noted that accommodation was particularly needed for young people. Participants also mentioned the importance of providing homes for young professionals and accommodation that would allow independent living with appropriate support. Some attendees suggested that one-bedroom properties would benefit people wishing to downsize from larger homes.

Housing sizes and family needs

5.14 Attendees emphasised the importance of providing varied housing sizes to meet different household requirements. Some participants commented that different sized homes should be distributed throughout the area rather than concentrated in specific locations. Others noted that family houses should typically offer three to four bedrooms, whilst some observed that larger properties were needed to accommodate bigger families. Participants suggested that a good mix of housing types and sizes would best serve community needs.

Community and social aspects of housing

5.15 Several participants commented on the social benefits of particular housing types, with some noting that terraced housing promoted community safety as neighbours looked out for each other. Others suggested that balconies were important features as they connected residents with the street and broader community. Participants also noted the importance of common social spaces within new developments.

Community facilities and amenities

5.16 A reoccurring theme across the engagement was the lack of food shops. Others mentioned the need for libraries, swimming pools, community centres and playgrounds.

Housing affordability

5.17 Some participants questioned the value of expensive apartment developments, suggesting that more affordable and social rent options would better serve community needs.

Housing and development

5.18 Housing provision emerged as a significant concern among participants, with several attendees commenting on the need for more affordable and social rent homes and concerns about family displacement. Some participants noted that the Private Finance Initiative (PFI) had been devastating for the community, whilst others opposed the demolition of what they considered to be 'adequate homes' in Collyhurst Village. Concerns were raised about foreign developers converting properties into Houses in Multiple Occupation (HMO) on Boffel Road and Burrell Road.

5.19 When asked what would make them feel more safe in the area, the majority of the participants (27.9%) voted for more street lighting. 22.5% voted for safer crossings, 18.9% voted for better maintained public spaces and 17.1% said increased natural surveillance. 13.5% said busier streets.

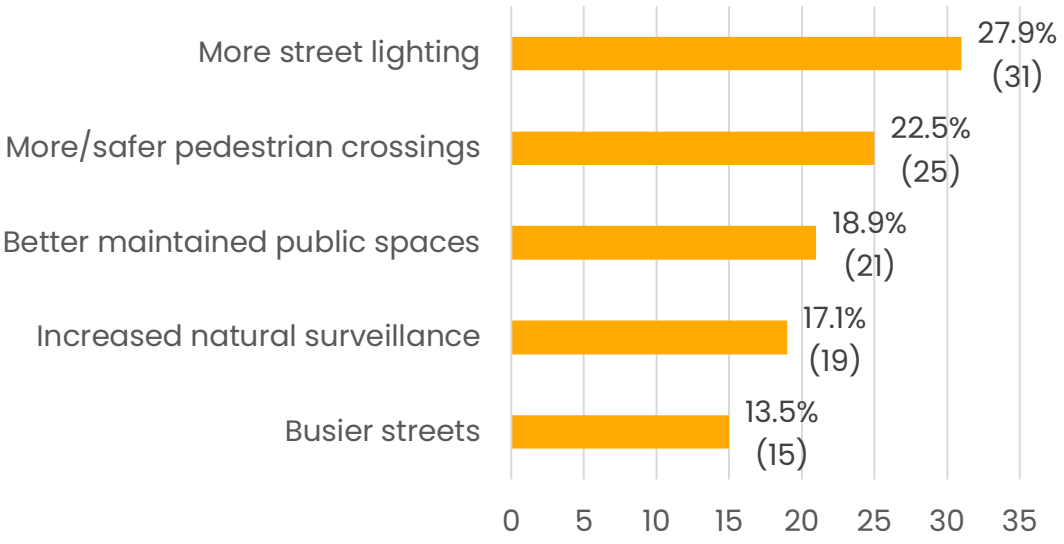


Chart showing responses to the question 'Is there anything that would make you feel safer in the area?' Responses are labelled as percentage of votes and number of responses.

5.20 When asked how safe the participants felt in Miles Platting, 35.7% said quite safe and 28.6% said quite unsafe. 16.75% voted neutral. 11.9% voted for very safe and 7.1% voted for very unsafe.

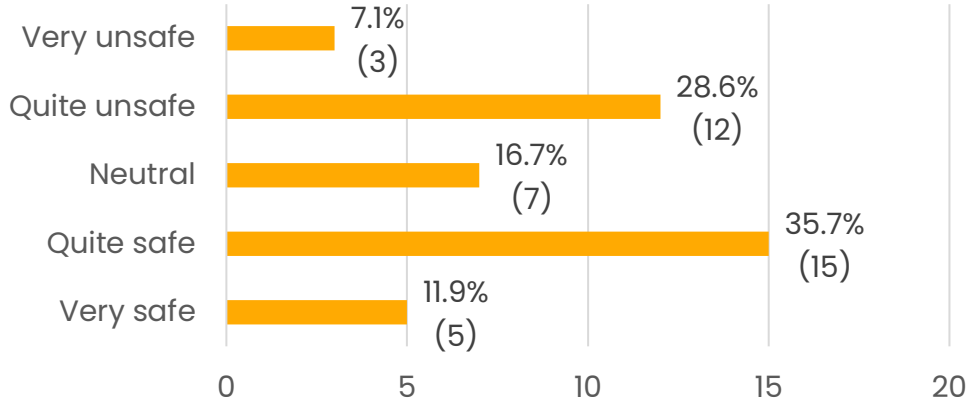


Chart showing responses to the question 'How safe do you feel in Miles Platting?' Responses are labelled as percentage of votes and number of responses.

5.21 Whilst some participants rated the area as safe or very safe, this appeared to reflect adaptive behaviours rather than genuine safety improvements. Attendees noted that residents knew which areas were unsafe and avoided these locations, also preventing their children from accessing certain spaces.



Image of a PLACED drop-in event at Community Grocers, Queensbury Court.

Lighting and infrastructure

5.22 Several participants commented on inadequate lighting provision affecting safety perceptions. One attendee noted that there was no lighting in a particular cut-through area, whilst another observed that street lighting was generally poor throughout the area.

5.23 Some attendees suggested that additional street lighting and stronger lights would improve safety, whilst others noted that parks and the canal were perceived as dark and dangerous areas.

5.24 Safety concerns were raised by several participants, with some reporting feelings of unsafety due to racist behaviour from young people in the area.

Positive safety perceptions

5.25 It should be noted that not all participants expressed negative views about safety, with one attendee commenting that the area felt safer than it had previously. Another participant noted that the local park was pleasant.

5.26 Others commented that they felt compelled to use taxis due to safety concerns about walking alone. However, it should be noted that one participant expressed that they felt safe and found local people pleasant.

5.27 Participants were asked how they usually travel around the local area. Most voted walk with 46.2%, 38.5% said they use car. 7.7% voted for bus and cycle each.

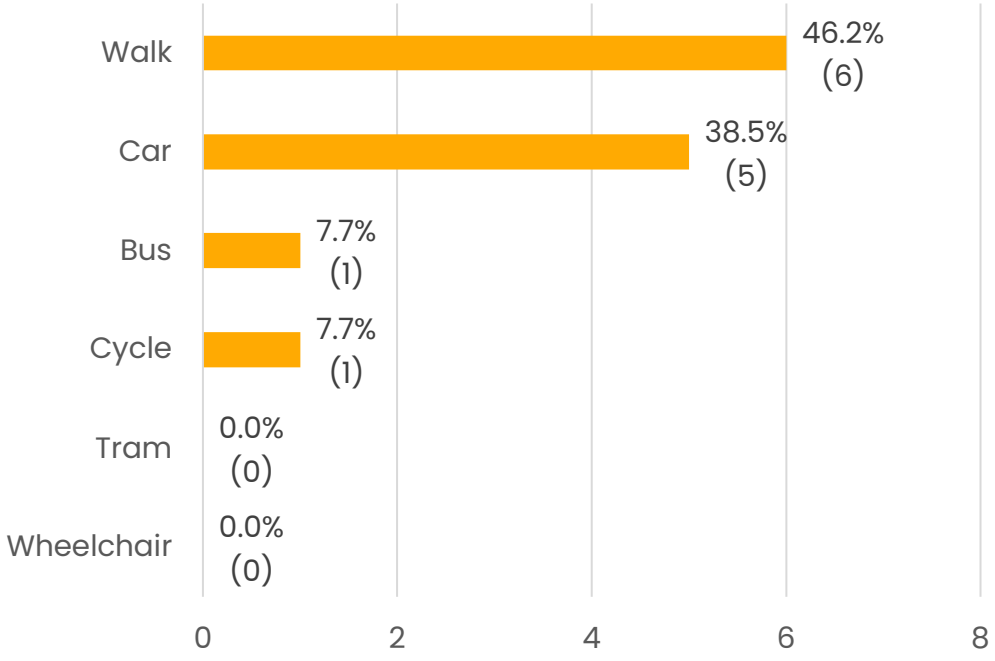


Chart showing responses to the question 'How do you usually travel around your local area?' Responses are labelled as percentage of votes and number of responses.

Walking and alternative transport

5.28 Several participants reported that walking remained their preferred method for travelling into town, with some noting that cycling was often considered a better alternative. The canal towpath, pavements, and Bradford Road were mentioned as commonly used cycling routes by those who chose this mode of transport.

Traffic management and development concerns

5.29 Participants expressed concerns about planned housing developments creating traffic problems, with one attendee suggesting that reducing the number of proposed houses and apartments would help address connectivity issues. Concerns were raised about an existing accident hotspot near the local medical practice and fears that the area could become problematic for traffic flow with new developments and school construction.

5.30 Participants rated the quality of public spaces in Miles Platting. The majority of the participants (40.9%) rated poor. 29.5% respondents rated average and 15.9% rated good. 9.1% participants rated very poor, and 4.5% rated very good.

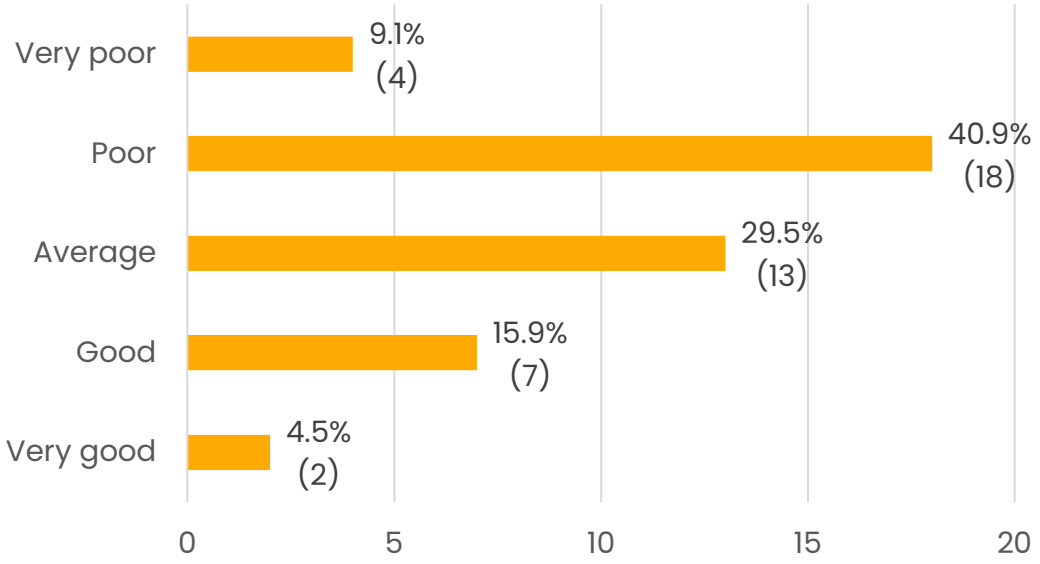


Chart showing responses to the question 'How would you rate the quality of public spaces in Miles Platting?' Responses are labelled as percentage of votes and number of responses.

5.31 Participants were asked how they use the public spaces area. The majority of the participants use public spaces to go for dog walking, meeting friends and family, or for recreation and exercise.

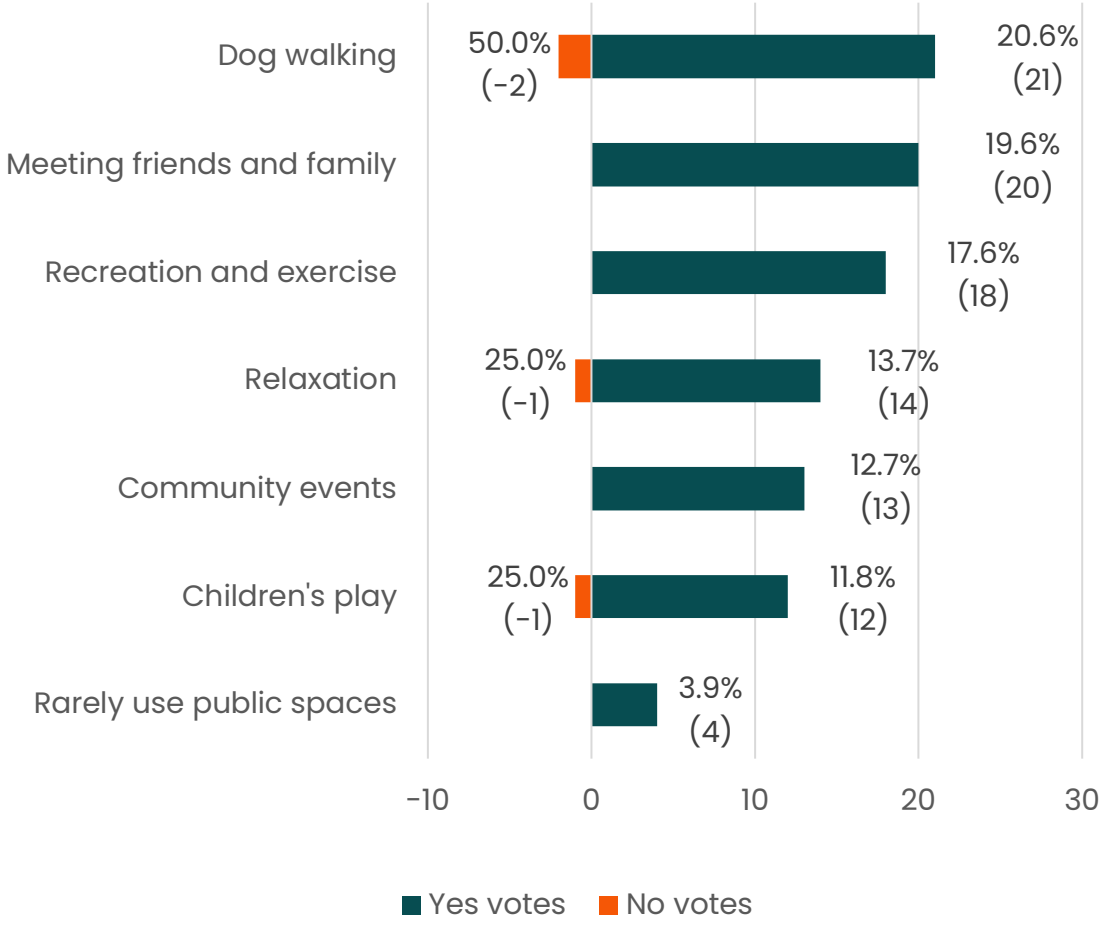


Chart showing responses to the question 'How do you currently use public spaces in the area?' Responses are labelled as percentage of votes and number of responses.

5.32 Participants were asked what improvements they would like to see in Miles Plating's public spaces. 17% with majority, said opportunities to play, 16.5% said places to sit and 12.7% voted for wildlife friendly solution. 11.8% participants voted for accessible pathways and 11.3% voted for public art. 10.8% voted for rainwater harvesting features, 10.4% said pollinator friendly planting and 9.45 voted for community gardens.

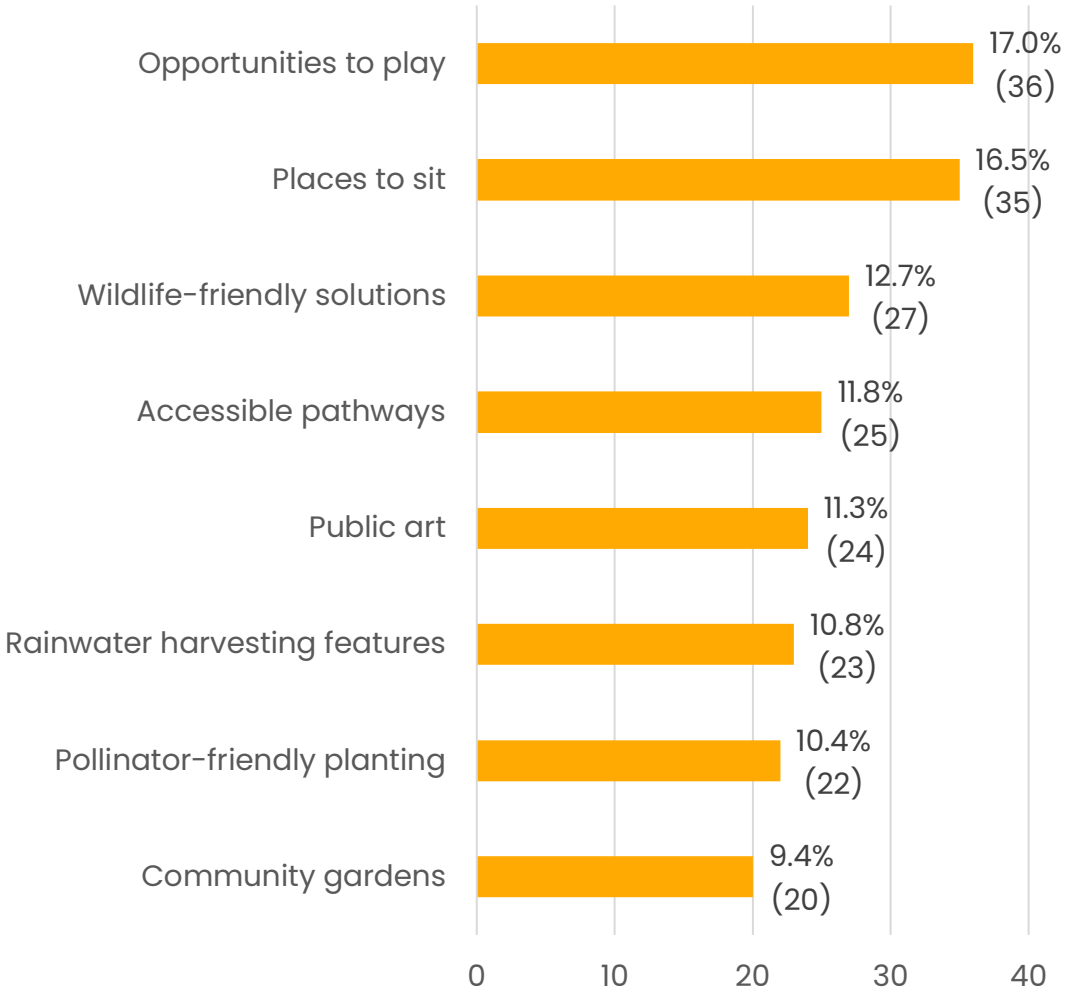


Chart showing responses to the question 'What improvements would you like to see in Miles Platting's public spaces?' Responses are labelled as percentage of votes and number of responses.

5.33 Some participants' positive ratings of public spaces appeared to be influenced by class-based expectations, rating facilities as adequate and stating this was because they felt they did not deserve better provision. This suggested that comparisons were made against perceived appropriate standards for their social class rather than against higher-quality facilities available in more affluent areas.

Green spaces and environmental concerns

5.34 Some participants commented on the need for more parks and wildlife improvements around existing park areas. Others specifically mentioned that green spaces on Rosewell Avenue and Varley Street should be retained as community assets. One participant noted that children previously played

safely on green spaces outside their homes, but building development had displaced this activity to more distant and less safe locations.

5.35 Some attendees hoped that existing well-established trees would not be removed during new development, whilst others suggested that the green space between Sawley Road and Rosewell Avenue should be developed as a park.

5.36 Several participants commented that more communal and community green spaces were urgently needed. One participant suggested that a community garden could host forest school activities, combining educational and environmental benefits.

Lighting and safety infrastructure

5.37 Many attendees specifically commented that more street lighting was needed, with suggestions that brighter illumination would be beneficial to make it feel safer at night. Others noted that lighting along the canal would improve safety and accessibility of this route.

Play and recreational facilities for children

5.38 Participants frequently emphasised the need for enhanced play provision for young people across different age groups. Many attendees commented that there was currently nothing for children to do and nowhere for them to play safely, with some noting that young people only had the streets available for play.

5.39 Some participants suggested that play equipment in green spaces should cater for multiple age groups to ensure inclusive provision. Others noted that swimming facilities were needed specifically for children's recreational activities. Some recalled that a gardening club had previously operated after school through YPAC, which children had enjoyed and was well-attended, but this provision had ceased due to funding. Others suggested that trips, clubs, and organised activities were needed for children and teenagers.

Dog facilities

5.40 Some participants suggested that dedicated facilities for dogs would benefit pet owners in the community.



Image of drop-in event at MPCAN quarterly event, St Cuthberts Church.



Image of engagement at Gardeners group, Community Garden next to Church of the Apostle at the drop-in event.

6. Feedback in Phase 2

Location of places to sit, relax and spend time together

6.2 The new public spaces in the proposal will include places to sit, relax and spend time together. Five different spaces in the plan were shows to people, for them to vote where they think the seating should be placed. Most of the participants (34.6%) voted for space 2 and 26.9% voted for space 1 and space 5 each. Rest 7.7% voted for space 3 and 3.8% voted for space 4.



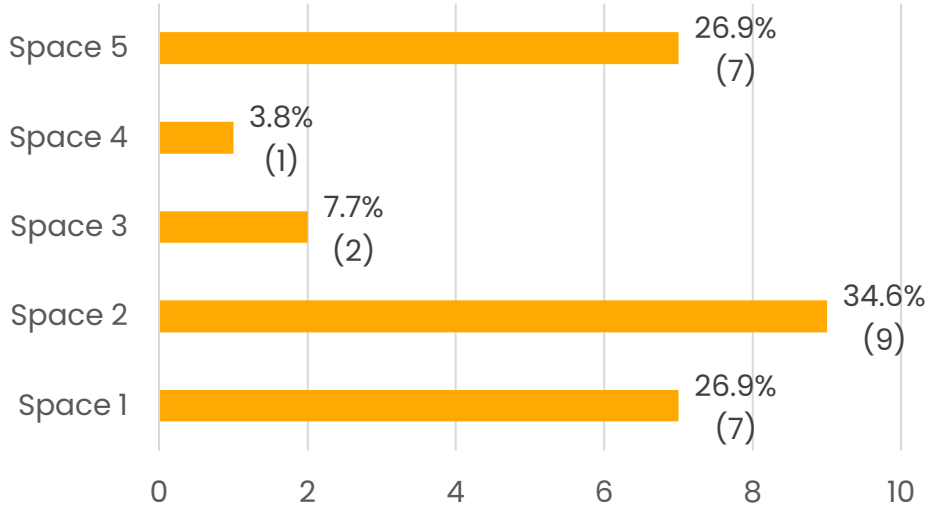


Chart showing responses to the question 'Where in the Varley Street scheme would you like these to be located?' Responses are labelled as percentage of votes and number of responses.

What would make you feel like the new green spaces belong to you and make you feel welcome?

Allotments and community growing

6.2 Several participants expressed a strong desire for allotments and community growing spaces within the area. Alongside this, there was enthusiasm for flowers and plants being incorporated throughout the green spaces.

Seating and gathering spaces

6.3 Several participants highlighted the importance of providing generous and well-considered seating across all spaces, with a clear preference for benches and gathering areas where people could come together to sit, eat and socialise. It was suggested that seating should be built to last and resistant to damage or misuse.

6.4 For Space 5 in particular, participants felt that positioning seating further into the inwards of the space, rather than at its edges which is with the road, maybe make it feel more safer to use it.

Local amenities and affordability

6.5 Some participants were enthusiastic about the idea of community shops and water features being incorporated into the green spaces.

6.6 Affordable cafes with flexible seating for groups were also suggested, with a preference expressed for independent businesses that could serve a wide range of people. However, some attendees reflected that existing provision in Ancoats had increasingly come to feel geared towards office workers and professionals, with prices in bars and cafes perceived as out of reach for many local people.

Inclusivity

6.7 A small number of participants emphasised the importance of ensuring that spaces were welcoming and accessible to everyone, including children, older people, those experiencing loneliness, people from different cultural and linguistic backgrounds, and those with mental health needs.

Would this Varley Street proposal make you feel safer? Why?

6.8 People were asked feedback after seeing the proposal, if they think the proposed design will help them feeling safe or not. 42.9% said it would made them feel much safer and 57.1% said somewhat safer.

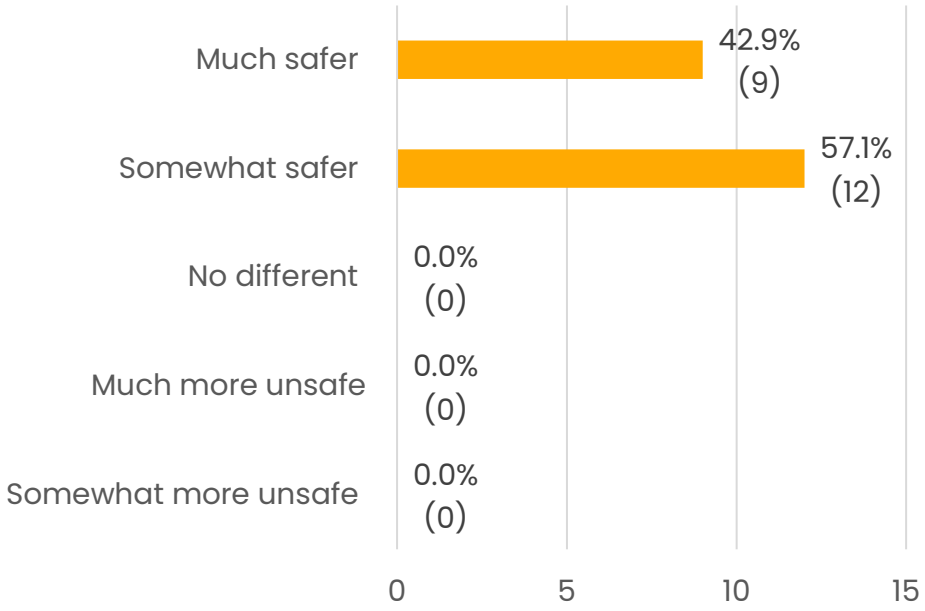


Chart showing responses to the question 'Would this Varley Street proposal make you feel safer?' Responses are labelled as percentage of votes and number of responses.

Traffic safety

6.9 Traffic safety concern along Varley Street was by far the most prominent concern raised, with many participants expressing serious reservations about the proposed driveways onto Varley Street. Several attendees described the road as already dangerous, pointing to its volume of traffic and its proximity to the Oldham Road junction. They considered this to pose an unacceptable hazard and strongly suggested the proposal be urgently reconsidered.

6.10 To address the broader issue of traffic speed and road safety, participants put forward a range of suggestions. These included the introduction of a zebra crossing on Varley Street, CCTV cameras, and additional signage to encourage people to follow the 20 per hour limit along Varley Street particularly near the bridge, which was identified as an area where accidents had already occurred. Active dynamic 20 mph signage was also suggested along Oldham Road at the Bradford Road end, and at Varley Street. Junction improvements were also raised as a priority.

6.11 A small number of participants raised the possibility of introducing cycling provision along Varley Street, though this was accompanied by uncertainty about whether the road was sufficiently wide to accommodate it.

Community safety

6.12 Several participants reflected positively on how safe they expected to feel in the new area, with some noting that the development felt less intimidating than it might initially appear. The idea of windows overlooking the street was welcomed as a design feature, with participants feeling this could contribute to a greater sense of natural surveillance and security.

6.13 Some participants highlighted at the car park near Baker House on Roswell Avenue, where it was reported that vehicles from travelling communities had accessed the site on approximately three occasions per year.

6.14 Participants suggested that reinforcing the boundaries of adjacent green spaces could help prevent this from continuing.

6.15 Separately, concerns were expressed that Space 1, if developed as an age-friendly area, could potentially attract rough sleeping and alcohol related behaviour.

6.16 Whilst no objection to lighting in principle was stated, it was suggested that its placement and design might benefit from closer consideration to avoid outdoor lighting coming inside the houses.

Housing

Housing Affordability and social rent

6.17 Affordability was the most prominent concern raised by participants in relation to housing. Several attendees commented that private rents in the area had already risen considerably and felt strongly that the new housing should be genuinely affordable for people on average or minimum wages. There was also a question raised about whether social rent properties would be of a good quality, reflecting an underlying hope that affordability would not come at the expense of decent standards.

Housing type, size and accessibility

6.18 Several participants commented on the types and sizes of homes being proposed. There was a clear preference expressed for larger family homes, with three-bedroom properties mentioned as a particular priority. The need for such provision was felt to be pressing, with one participant noting that a family member was currently living in a two-bedroom property with six children. Alongside this, some attendees suggested that bungalows and homes with easy access should be included where possible, reflecting a

desire to see the development cater for older residents and those with accessibility needs.

6.19 One participant highlighted the needs of young single men living alone were also mentioned as something participants felt should not be overlooked in the planning of housing provision.

Everyday amenities

6.20 Many participants felt that any new development should be accompanied by accessible places to buy food and everyday essentials, so that the area could better support the day-to-day needs of its residents.

Community facilities at Baker House

6.21 A small number of participants suggested that the ground floor of Baker House could be repurposed as a community space, such as a library or a hire venue for local use, rather than being left for other purposes. It was felt that this could serve as a valuable resource for the surrounding community.

Sustainability

6.22 One participant suggested that ground source heat pumps were suggested as a preferable alternative to air source systems, with the green areas potentially used to accommodate deep bores without compromising their recreational use. Concerns were also raised about summertime overheating, with participants noting that typical timber frame construction offers limited resistance to heat gain. It was suggested that heavier building materials, alongside careful consideration of layout, orientation and shading, should be factored into the design.

Overall reception of the plans

6.23 Most participants responded positively to the plans overall, with a number commenting that the proposals were better than they had anticipated and represented a welcome step forward for the area. However, concerns were raised by several members of the community regarding the potential development of high-rise blocks along Giltbrook Avenue. These concerns were based on informal word-of-mouth information which did not reflect the nature of the proposals. Through direct engagement, PLACED and MCC clarified the scope and scale of the development, outlining that multiple high-rise developments along Giltbrook Avenue did not form part of the scheme. Following these discussions, the majority of those consulted expressed reassurance and satisfaction with the proposal. One household, however, remained opposed and did not wish to engage further with the clarification provided.

6.24 One participant felt that given the prominence of the site at the Oldham Road and Varley Street intersection, the proposed buildings fell short of the architectural quality the location merited. It was suggested that the designs were too similar to other recent developments in the area, and that something more distinctive would be more appropriate. Participants also proposed that buildings along the main road frontages could be taller, pointing to the six-storey development on Osbourne Road as an existing precedent. It was felt that building upwards near the intersection could free up ground-level space and create a more open feel across the wider site.

Location of play spaces

6.25 The new public spaces in the proposal will include informal play spaces for young people. Three different spaces in the plan were shows to people, for them to vote where they think the seating should be placed. The majority of the participants (84.6%) voted for space 2 and 15.4% voted for space 1. All those that participated felt that Space 3 would not be suitable as a play space.



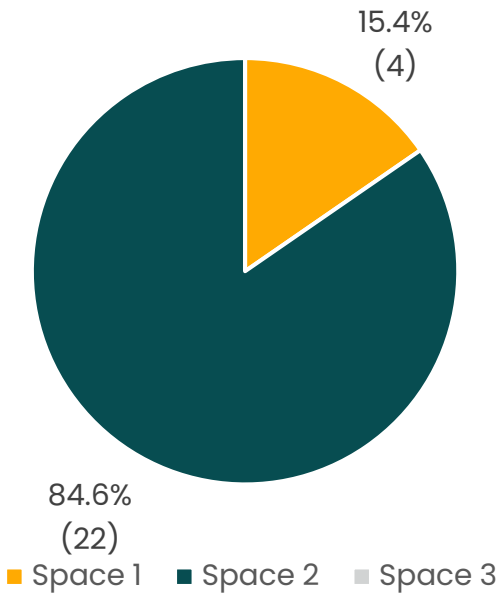


Chart showing responses to the question 'What is your connection to the area?' Responses are labelled as percentage of votes and number of responses.

6.26 Space 1 generated the most discussion, with many participants expressing concern about its suitability as a children's play area given its proximity to Oldham Road. Several attendees said they would not feel comfortable allowing their children to play there, and some also raised the issue of dog walkers already using the space, suggesting it would be better designated for that purpose rather than as a family play area.

6.27 Some participants proposed that the layout of Space 1 be reconsidered, suggesting that the position of the building and the green space be swapped so that the building sat closer to the road and the play area was set further back. They felt this would significantly improve safety for children without losing the green space.

6.28 Space 2 was generally felt to be a more appropriate and safer option for families and children. Some participants also reflected that Space 2 currently felt like an organic part of the community, and that the new proposals felt less considered in relation to the surrounding neighbourhood.

6.29 Some participants noted that Space 3 felt dangerous, as it sits beside two busy roads, Space 3 was also identified as problematic due to it functioning as a rat run with a high volume of passing traffic.

Anti-social behaviour and young People

6.30 A very small number of participants raised concerns that young people were using children's play areas for anti-social behaviour. It was suggested that providing dedicated activities or spaces for young people elsewhere could help address this.



Image of a pop-up event delivered as part of PLACED's Phase 2 engagement activities at Community Grocers, Queensbury Court.

7. Engagement Influence

7.1 The engagement process has played a fundamental role in shaping the evolution of the proposals. It was deliberately structured in two distinct phases to maximise its influence on the design. The first phase took place at an early stage in the design process, specifically to ensure that community feedback could meaningfully inform and guide the initial design proposals.

7.2 Participants were asked what **housing types** they felt were most suitable in Miles Platting and the **size of housing** they wanted to see more of locally. They were also asked to rate the **quality of existing public spaces**, how they **currently use public spaces** in the area, and what **improvements** they would like to see with regards to **public spaces and biodiversity**. Participants were also asked to rate their level of **safety** and what things would make them **feel**

safer in the area; they also located on a map specific areas that they felt particularly safe or unsafe in the local area and gave an explanation as to why. They were also asked about their usual **mode of transport** for traveling around the local area and **common travel routes**, and what **improvements** they'd like to see in terms of **travel and connectivity**. This early input enabled the design team to respond to local priorities, concerns, and aspirations from the outset, embedding community insight into the foundations of the scheme, particularly around **housing**, **safety** and **green spaces**.

7.3 Phase 2 provided an important feedback loop, allowing local people to review the emerging proposals, share further comments, and to see how community feedback had directly shaped the proposals, particularly in relation to **housing, safety and green spaces**. This approach ensured that engagement was not a one-off exercise, but an ongoing dialogue. Participants were asked whether the new proposal for Varley Street would make them **feel safer** in the area, and what would make the **new green spaces feel welcoming and like they belonged** to local people. Participants were also asked where they felt **play spaces would be best located** within the proposal, and where people felt the proposal should feature **places to sit, relax and spend time together**. Feedback gathered during this stage was carefully considered and used to refine and develop the design ahead of submission for Planning.

7.4 All engagement materials were designed to be clear, accessible, and easy to understand, enabling informed and constructive dialogue. As a result, the design team has been able to work collaboratively with the community, carefully considering feedback and use it to genuinely inform and shape the proposals as they developed. This process has helped to shape a scheme that aims to genuinely reflects local identity, priorities, and aspirations, resulting in a more representative and community-led design.

8. Conclusion and Next Steps

8.1 The community engagement has provided valuable insights into residents' priorities and concerns regarding the broader issues currently affecting Miles Platting. Though it was made clear to participants that facilities and services were outside of the focus area for the Varley Street engagement, it remained the focus of conversation for many participants.

8.2 **Housing** provision emerged as a critical concern, with participants emphasising the urgent need for genuinely affordable and social rent homes that benefits existing residents. With regards to **safety**, 100% of those that answered the question on safety said that they would feel 'much safer' or

'somewhat safer' as a result of the scheme. Participants emphasised the importance of adequate lighting, proper maintenance, and addressing antisocial behaviour. **Green spaces** and environmental considerations featured in responses, with participants feeling positively about the new public space and opportunities for informal play and spaces to sit and relax.

8.3 Based on the Phase 1 findings, a drafted proposal was presented back to the community to gather feedback as part of Phase 2. The vast majority of participants responded positively to the plans overall, with a number commenting that the proposals were better than they had anticipated and represented a welcome step forward for the area.

8.4 There were a small number of attendees in Phase 2 that raised concerns regarding the proposals, but these concerns were based on informal word-of-mouth information that didn't reflect the nature of the proposals and, once PLACED and MCC had talked those participants through the proposals, the majority of these expressed reassurance and satisfaction with the proposal.

8.5 One of those attendees further objected to the scheme in writing, citing (as a group) that they were convened about how feedback from the consultation event was recorded as part of the consultation process. A response was provided by Jigsaw Homes in conjunction with PLACED and MCC, to explain that the community engagement sessions were to help supplement – not replace – the formal statutory consolation process. It also outlined all public consultation that had taken place and the formats and platforms that had been used to promote them. At the time of writing, no response has been received by the objector.

8.6 Once a planning application is submitted, MCC will carry out a statutory and neighbour consultation period for 21 days. This will conclude community consultation on the Varley Street proposal.



Image of a pop-up at Social Supermarket, Church of the Apostle (Phase 2).

LISTENING TO LESS HEARD VOICES AND DELIVERING MEANINGFUL ENGAGEMENT

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