Outlook

Fw: Application No: 143413/FO/2025

From Planning [redacted]
Date Fri 09/12/2025 13:15
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 12 September 2025 09:01
To: Planning [redacted]
Cc: [redacted]
Subject: Application No: 143413/FO/2025

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Application No: 143413/FO/2025

[redacted]

Dear planning committee members,

Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:

- It preserves an essential and much-loved greenspace for the local community that is home to important biodiversity and wildlife including decades old trees
- It reduces risks associated with flooding, keeps biohazardous materials being unearthed into the atmosphere, as prior to the planting in this area, this has been an industrial dumping zone
- Works to offset air pollution

- Prevents further traffic congestion in an already heavily congested area. People can walk locally without the need for cars
- Gives back to the community through a shared space to gather and walk to improve health and wellbeing
- Can be a source of education where people learn about different wildlife and can grow different foods in raised beds improving healthy eating choices and understanding of where food comes from
- Hedgerows provide vital nesting for a number of birds. We can see throughout our country that that various bird species, bees and insects are on the decline. These are vital for ensuring that pollination occurs for food production.
- The Nico Ditch; a place of historic interests is preserved the plans

Please acknowledge receipt of this email,

Yours sincerely

[redacted]

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Outlook

Fw: 143413/FO/2025 - Ryebank Fields

From Planning [redacted]
Date Fri 09/12/2025 13:54
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 12 September 2025 13:22
To: Planning [redacted]
Cc: [redacted]
Subject: 143413/FO/2025 - Ryebank Fields

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Dear planning committee

I support this application for many reasons:

1. Manchester has least amount of green space in GM, this must be protected, and the will of the community must be taken seriously

2. building buildings will have a devastating impact on the wellbeing of surrounding neighbours in terms of noise, lessening green space means increasing pollution

3. to support a well founded and organised community around Ryebank

4. retain a vital community forest area that is used by thousands everyday, increasing access to nature, improving wellbeing and much needed community recreational space

5. protect unique wildlife and retain the wildlife corridor between the other surrounding green space that this space obviously functions as

6. the dedication from local communities to this oasis is unparalleled, with so few community spaces existing, this makes it invaluable, and in granting this application, there will be so much more potential for the local community

7. protect nature and biodiversity - green spaces are not to be developed on, choose brown sites, or sites that are not legitimately contested by a cohesive and compassionate community group

8. the community around Ryebank is an inspiration and should be looked to by the council as a model going forward, you should look to their ingenuity, creativity and care as inspiration for ways MCC could support and generate much needed meaningful community and community spaces

It would be an incredible sham if this space were to be lost to developers.

Yours Sincerely, [redacted]
[redacted]
[redacted]

****
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Outlook

Fw: Supporting Planning Application 143413/FO/2025

From Planning [redacted]
Date Mon 09/15/2025 09:34
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 14 September 2025 13:39
To: Planning [redacted]
Cc: [redacted]
Subject: Re: Supporting Planning Application 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir / Madam,

Further to my email below, and for the same rationale, I wish to support the separate planning application 143413/FO/2025, which proposes to turn the land into community woodland and meadow.

Would be most grateful for your acknowledgement.

Best regards,

[redacted]

On Sun, Sep 14, 2025 at 1:15 PM Nick Harrold [redacted] wrote:

> Dear Sir / Madam,
>
> I am a resident of [redacted]. I am writing to object to Planning Application Reference 142223/FO/2025 for the reasons set out below. I would be grateful if you could

acknowledge receipt of this email. Many thanks.

This is really an awful planning proposal that will destroy an important and special part of the local area. Please go and walk around the area yourself - destroying it would be a terrible tragedy.

Additionally the planning application would cause:

- Loss of a vital local recreation area for many thousands of nearby residents
- Destruction of biodiversity
- Destruction of habitat of protected species of wildlife like bats and hedgehogs
- More congestion, traffic and pollution

This proposal will have a materially negative impact on the lives of thousands of people in the area, with very limited benefit to offset that other than for the developers.

I urge you to do all you can to prevent it.

[redacted]

****
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Outlook

Fw: Planning Application No: 143413/FO/2025

From Planning [redacted]
Date Mon 09/15/2025 09:41
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 12 September 2025 23:54
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Application No: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Re: The community led Alternative Planning Application (APA) to retain Ryebank Fields as a community woodland and meadow

Dear planning committee members

Re: Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:
I am a forest school practitioner and I have delivered forest school educational sessions on Ryebank fields, it's a distinctly different space to the nearby park, the diversity of flora and fauna makes it a rich teaching environment for children and young people. Woodland and meadow are unusual landscapes in the middle of a city, and the convenience of them being closed by a densely populated city area makes it accessible to a lot of children who may not otherwise experience nature like this. These experiences of wild natural landscapes have been shown to increase wellbeing for all ages, as well as offering a unique opportunity for experiential learning covering most areas of the primary curriculum with all the benefits forest school has been documented as providing

Please acknowledge receipt of this email

Yours sincerely

[redacted]

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Outlook

Fw: Regarding planning reference: 143413/FO/2025

From Planning [redacted]
Date Mon 09/15/2025 10:07
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 13 September 2025 14:33
To: Planning [redacted]
Cc: [redacted]
Subject: Regarding planning reference: 143413/FO/2025

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Dear planning committee members,
Planning Reference: 143413/FO/2025

[redacted]

Although I am not a local resident My family and I visit [redacted]. I wish to support the above referenced planning application for the following reasons:

- It preserves an essential, much-loved and much visited green-space for the local community which is home to important biodiversity and wildlife including decades old trees;
- It reduces risks associated with flooding, keeps biohazardous materials from being unearthed into the atmosphere. We are aware that prior to planting this area was used as an industrial dumping/waste material zone. We do not know what toxic chemicals may be released negatively impacting the local residents and their families;
- Works to offset air pollution;

- Prevents further traffic congestion in an already vehicle heavy area. People can walk locally without the need to drive their cars to find an open, family friendly space to see nature.
- Gives back to the community through a shared space to gather and walk to improve health and wellbeing - physical and mental;
- Can be a source of education where people learn about different wildlife and can grow different foods in raised beds improving healthy eating choices and understanding of where food comes from
- Hedgerows provide vital nesting for a number of birds. We can see throughout our country that that various bird species, bees and other insects are in decline. It will provide protection for smaller birds specifically who are competing with invasive species such as the parakeets. Hedgerows are vital for ensuring that pollination occurs for food production, as well as protecting natural plants and flowers.
- The Nico Ditch; a place of historic interests, is preserved the plans, providing a legacy for future generations.

Thank you for taking the time to read and consider this email,

Best wishes,
[redacted]

****
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Outlook

Fw: Reference: 143413/FO/2025

From Planning [redacted]
Date Mon 09/15/2025 10:07
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 13 September 2025 11:38
To: Planning [redacted]
Cc: [redacted]
Subject: Reference: 143413/FO/2025

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Reference: 143413/FO/2025

I am writing to express my support for the above-referenced planning application for Ryebank Fields, outlining my reasons for this position.

Ryebank Fields is the nearest local green space accessible to myself and thousands of others in the community. This area allows children to play safely without the need to cross busy roads, making it an essential community asset.

Moreover, the fields serve as a significant carbon sink and natural floodplain. My own garden, along with many others in the area, experiences flooding after heavy rain, and United Utilities has advised that this situation would worsen with further development.

Developing Ryebank Fields would exacerbate existing issues related to traffic and parking in the vicinity. My driveway is frequently obstructed during events at Longford Park, and navigating the narrow local roads is already challenging. With additional proposed developments in Chorlton, which similarly lack sufficient parking provisions, the traffic situation would become untenable.

The Ecology Report underscores the value of this land, highlighting its abundance of flora and fauna and some unusual, protected and rare species. In the face of the climate crisis, it is imperative that we protect this land and its natural inhabitants rather than allow for their destruction.

Ryebank Fields also provides a respite from the surrounding pollution, offering a cooler environment in the summer months and a place to breathe clean air, unlike the local roads which can exceed legal limits of toxicity.

It holds significant cultural and historical value for my family and friends, particularly the Nico Ditch, the Community Gardens and Orchard, important hedgerows and unique Aspen Tree Grove. The area and local people foster a sense of safety and community, particularly for women, older people, neurodivergent people and children, at all times of the day and night, in a city that still has a higher annual crime rate than the UK urban average.

Furthermore, I believe that the land rightfully belongs to the people of Manchester. It was originally entrusted to MMU for recreational use and should now be returned to Manchester City Council to be preserved as the valued local green space it has been for many, including me as a resident over the past thirty years.

Ryebank Fields contribute significantly to the physical and mental well being of many local residents. Research has shown that wild green spaces offer greater benefits than their manicured counterparts. Personally, I benefit from deeper nature connection and mindful photography in Ryebank Fields.

If preserved as a local green space rather than being developed into an executive housing estate, the health and safety of thousands of residents will not be compromised by contaminants identified by utility companies, the GM Ecology Unit, and the Environment Agency. In contrast, such risks would be heightened if the housing development proceeds.

I am also concerned about the methods previously employed by MMU and prospective developers which have led to the release of hazardous contaminants and illegal disturbances to wildlife. The lead developer's history raises serious ethical concerns, and I find it difficult to believe that they would adhere to ethical standards and considerations concerning the health and safety of both the people of Greater Manchester and the wildlife of Ryebank Fields.

Thank you for your attention to this important matter. Please acknowledge receipt of this email.

Sincerely,

[redacted]

[redacted]

Images of Ryebank Fields:












#Save
Ryebank
Fields





[redacted]

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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Fri 09/19/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 18 September 2025 21:03
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members,

Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:

- building on this site will result in a loss of green space in Chorlton for use by local residents
- development of this site creates a threat of harm to local wildlife, significant loss of biodiversity, as well as the loss of a carbon sink and natural floodplains.

Please acknowledge receipt of this email.

Yours sincerely
[redacted]

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Outlook

Fw: Planning Application 143413/FO/2025

From Planning [redacted]
Date Fri 09/19/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 18 September 2025 19:52
To: Planning [redacted]
Cc: [redacted]
Subject: Re: Planning Application 143413/FO/2025

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Dear planning committee members,

I wish to support the above referenced planning application for the following reasons:

I have lived in the area for the past five years and use Ryebank Fields regularly for walking and running. Having such a wild and natural space so close to home is incredibly valuable to me and my family. I care deeply about the environment and the need to protect what little wild land remains in our city.

[redacted] I also feel strongly about the evidence linking access to green spaces with improved public health. Ryebank Fields is not just a place for biodiversity, but a space where people can improve their physical health, reduce stress, and support their mental wellbeing. Protecting this land is not only about safeguarding nature, but also about safeguarding the health of the community who depend on it.

Ryebank Fields is one of the last wild green spaces in urban Manchester. Its biodiversity has developed over decades and cannot be replaced. Destroying it would mean losing vital habitats as

well as a natural space that improves local air quality and acts as a buffer against the impacts of climate change.

There are many brownfield sites across Manchester better suited to development. Building on Ryebank Fields would be both unnecessary and short-sighted.

At a time when the effects of climate change are already being felt daily, it is vital that we safeguard the green spaces in our city. To destroy a rare, thriving urban wild space runs counter to the urgent need for climate resilience.

I urge you to reject any proposal to build on Ryebank Fields and instead protect it as a community meadow and woodland to safeguard its nature, improve climate resilience, and the health of future generations.

Kind Regards,

[redacted]

[redacted]

****
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Outlook

Fw: Planning Reference: 143413/FQO/2025

From Planning [redacted]
Date Fri 09/19/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 19 September 2025 09:36
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Reference: 143413/FQO/2025

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Dear Planning Committee Members
Planning Reference: 143413/FQO/2025

I wish to support the above referenced planning application for the following reasons:

To support the preservation of Ryebank Fields for public use and to protect the wildlife, trees and plants that already live there.

Maintaining this naturally rewilded green space as an open green space will improve access to nature in a densely built up area where a number of other developments are already under way.

To protect biodiversity, including rare, protected and priority species.

To prevent adverse impact on adjacent Longford Park.

I live in [redacted] and like many residents, deeply value the open green space of Ryebank Fields. This should not be compromised.

Please acknowledge receipt of this email

Yours sincerely

[redacted]

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Outlook

Fw: Ryebank Fields Alternative Planning Application

From Planning [redacted]
Date Mon 09/22/2025 08:46
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 20 September 2025 19:49
To: Planning [redacted]
Subject: Ryebank Fields Alternative Planning Application

You don't often get email from [redacted] Learn why this is important

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Planning reference;143413/FO/2025

I am in full support of the community led Alternative Planning Application (APA) to retain Ryebank Fields as a community woodland and meadow.

The fields are an excellent and unique source of interest to local people. There are very few such re-wilded areas in existence in such heavily populated areas such as Chorlton. In fact, I don't know of any. The fields are a wonderful place to walk through and the Aspen Grove provides a mysterious and delightful canopy for walkers. The fields provide an opportunity to spot and listen to birds which is absolutely magical, particularly in the summer. The landscape has an extraordinary ability to change from summer to winter to the extent that I still lose my way at times in the summer, when the grasses are high, even though I have walked regularly across those fields for years. The fields are used for open air meetings by conservation groups such as Friends of Ryebank Fields. I love the numerous Millenium Oaks which are now twenty-five years old. Children find the fields a great source of interest as do the many dogs being walked through at all times of the day.

It is very easy to forget in these times of crisis that global warming and climate change are serious threats to our existence. We have not experienced the extremes of flooding and the extent of wildfires suffered abroad, but we have experienced extreme heat on a number of occasions this summer and if we continue to destroy our green space without regard, we are increasing the dangers and problems for our children and grandchildren in the future.

Many would argue that we need housing. I agree, but let me point out that within a mile of Ryebank Fields, there will be 800 new dwellings at Stretford Mall; a further 53 dwellings directly across Chester Road on what is now known as the Lacey Street car park, and yards from Lacey Street, across the canal over 130 new dwellings are currently nearing completion. In the opposite direction (on the Chorlton side of the fields) over 200 dwellings are proposed in the redevelopment of Chorlton Centre. Large numbers of flats are also planned for the locations where Chorlton Baths once were and where the Irish Club was situated off nearby Edge Lane, not to mention the B&Q site on Great Stone Road. Approximately 1500 dwellings within a mile of Ryebank Fields!

The area therefore is a hot spot for housing and flats whilst at the same time it is losing its identity for retail and leisure. To make matters worse, the current traffic problems, without all the above developments, are already very acute. Ryebank Fields has several schools nearby such as Stretford Grammar, St John's Primary and Oswald Road Primary as well as well as busy attractions such as Stretford Athletics Stadium and Longford Park which create congestion. The traffic situation is so bad on the roads that I now choose to go to the shops by bicycle between 9.30am and 2.30pm because at all other times the traffic is horrendous.

In conclusion, as stated in my introduction, keeping Ryebank Fields as a community asset would be a wonderful opportunity to bring people together to enhance people's well-being, to get away from the traffic, everyday stress and modern problems. The fields are currently an asset to the community. Can we please build on that and make them even better in the future.

I would be grateful for an acknowledgement on receipt of my email.

[redacted]

[redacted]

[redacted]

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Outlook

Fw: Ryebank Fields

From Planning [redacted]
Date Mon 09/22/2025 09:54
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 19 September 2025 17:22
To: Planning [redacted]
Subject: Ryebank Fields

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Dear Planning Committee Members,

Planning reference; 143413/FO/2025

[redacted]

I would like to support the Planning Application (reference above) for the following reasons. I sho

a) Ryebank Fields is a GreenfieldGreenfield site (classified by Manchester City Council as such). While there is indeed a need for housing, Manchester has double the amount of Brownfield land needed to meet housing targets - and I believe that Manchester has a Brownfield first policy.

b) Ryebank Fields is not a manicured Park. It is a WILD area (unusual in South ManchesterSouth Manchester), with a thriving ecosystem including protected and vulnerable species, such as badgers, hedgehogs and bats. These are of

conservation concern, and as well as these there are further priority species - swifts, willow tits, toads, and Black Poplar trees.

c) Other species of Trees will be damaged or lost. Root damage to Manchester's rare Aspen Grove will be inevitable (these aspens store double the amount of CO2 of other trees), other woodland, including the silver birches at the south end will be lost, and the Fields will lose some of the special Millennium oaks.

d) Of particular concern is the loss of a local amenity to the 25,000 residents who live within a 15 minute walk of the Fields. . Every day the Fields are used by children playing, adults walking with their dogs or with friends, and people using the Fields as a route between Chorlton and Stretford - and the community events are numerous, including children's trails, nature craft events, women's walks, carols, bat-watching, singing sessions, community meetings and therapy sessions. (There is an alarming rise in mental health issues in our country, but therapists acknowledge that even a short time spent partaking of the wildness, beauty and tranquility of such as Ryebank Fields can have beneficial effects.)

e) A big concern is the increase in local traffic, with road safety issues and also the significant rise in air pollution, not helped by the inevitable loss of vegetation in the Fields. Children in particular will be vulnerable to the worsening of air pollution.

f) Building on the Fields and the loss of vegetation will increase the flood risk (already a concern) for local properties.

g) There will be a big impact on local amenities such as the schools and the medical facilities, which are already operating at full capacity.

Thank you for giving all these issues your consideration.

Yours faithfully,

[redacted]

****
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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Mon 09/22/2025 09:55
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 21 September 2025 15:13
To: Planning [redacted]
Subject: Planning Reference 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sirs,

Planning Reference 143413/FO/2025

I wish to support the above referenced planning application which include the following reasons :-

As a resident of [redacted] Chorlton for nearly 40 years, with Ryebank Fields being adjacent land bordering our boundary, I have witnessed increasing use of Ryebank Fields by the public and the transformation of this space from playing fields (I used to play for my local football team on the pitches) to a loved local asset that is now a rewilded green space with potential to be further enhanced to aid nature recovery.
I know how valuable and well-used this local green space is to many people in the local community, in particular dog walkers, and can attest to the value placed on this re-wilded space to a wider audience during the COVID pandemic and can be to those who live in the currently agreed brownfield developments in Chorlton.

Ryebank Fields is a greenfield site (not brownfield site as stated by Manchester City Council) and should be retained as such for future generations. It meets many of the National and local targets for enhancing the physical and mental well-being of communities, combating climate changes and increasing biodiversity. To allow any proposed development would decrease biodiversity, destroy a

valuable local community asset which supports the acknowledged need to increase green space in South Manchester. Manchester exceeds the governments targets for meeting projected housing need and has plentiful brownfield sites for development.

Noise and Disturbance - Access from Ryebank Road (Trafford side) and Ryebank Road / Longford Road (Manchester side) for any development will not only destroy a local community asset in the Community Pocket Garden but will create traffic noise and pollution to residential buildings adjacent to the site.

Loss of Trees, Bushes and Wild Grassland

It is noted that the proposed development on the site (Planning Application reference : Manchester 142223/FO/2025 and Trafford 115688/FUL/25) purports to retain a limited hectares of land as a Community asset, maintain existing links to the Fields and potentially formalise more access to them and Longford Park. Whilst this is arguably a positive, the housing development will destroy mature trees, rewilded grassland and currently the rare aspen grove (although the architect did seem willing to revisit this) as well as the Community Pocket Garden recognised as a local community asset at the end of Trafford's Ryebank Road. The proposed development lessens the valuable retention of carbon by the existing mature trees, the cooling impact of the current fields on climate change and the existing return to nature of the current site. The proposals do not enhance a positive nature recovery but rather destroy the wild grassland, mix of old and new trees and scrub that provide essential habitat for a wide variety of species (including foxes, badgers, bats, insects, birds, butterflies) as evidenced in ecology reports on Ryebank Fields.

Hazardous Materials, Contaminated Land

Ryebank Fields used to be clay pits which was subsequently used as an unauthorised landfill site. During its use as such there were no regulations regarding the dumping of asbestos (introduced in 1983) Residents living in the area at the time have attested to :-

Tipping of building materials including asbestos

High probability of other toxic waste being dumped

Possibility of unexploded bombs due to World War bombing pathway to Trafford Park (house on Copley Road had roof bomb damage)

Remediation work for construction of proposed development and removal of contaminated waste will be a health hazard to the local community, notably children at the adjacent St. John's Primary school. There is not only noise pollution but air pollution with potentially toxic particles.

I have had sight of Environment Agency letter (date 31.03.25) raising concerns about the proposed development (in the Planning Application 142223/FO/2025) requesting further ground investigations and a more comprehensive groundwater sampling program.

I agree with Ryebank Fields Community Group Plan that the contaminated land is unsuitable for housing development and should remain as a rewilded open local green space and keep the land as a community resource.

Please acknowledge receipt of this email

Regards

[redacted]

****
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Outlook

Fw: Ryebank Fields Planning Reference 143413/FO/2025

From Planning [redacted]
Date Tue 09/23/2025 14:58
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 23 September 2025 14:56
To: Planning [redacted]
Cc: [redacted] [redacted]
Subject: Ryebank Fields Planning Reference 143413/FO/2025

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Dear Sirs

Ryebanks Fields
Planning Reference 143413/FO/2025

I am writing to formally express my support for the planning application referenced above. I believe this proposal will have a positive impact on the local area, and I would like to highlight a few reasons why I believe it should be approved.

- **Improved local amenities and recreational spaces.** The local community thrives in its use of this facility, it gives it a focus.
- **Economic benefits -** improving property values in the area**.**
- **Sustainability and environmental considerations**: Green space is needed in such a built up area. Traffic volume will be kept to a minimum - helping reduce noise and air pollution.

I frequently use these fields [redacted] who lives locally. We often meet other families enjoying this space.
I believe that this development will benefit the community and its long-term growth, and I trust the committee will give it due consideration.

Please acknowledge receipt of this email. Should you require any further details or clarification, I am happy to provide additional information.
Thank you for your attention to this matter.
Yours faithfully,

[redacted]

****
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Outlook

Fw: Planning reference number 143413/FO/2025

From Planning [redacted]
Date Wed 09/24/2025 09:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 23 September 2025 21:06
To: Planning [redacted]
Subject: Planning reference number 143413/FO/2025

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear planning committee members

I wish to support the above referenced planning application for the reasons

Manchester is supposed to have affordable housing which I don't think this development will be

You are taking all our green space for housing , green space has proven to be good for our mental health

Rye bank fields has been in Manchester for a very long time

By building houses /flats you are killing the wild life and trees ,plants ect which contribute too keeping our planet alive

Rye bank parks keeps people who would other wise be sat at home in volunteering and looking after the environment

If you keep building houses where will all the Manchester children play (concrete city)

Please acknowledge receipt of this email

Yours sincerely

[redacted]

Sent from my iPad

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Outlook

Fw: Ryebank fields planning 143413/FO/2025

From Planning [redacted]
Date Wed 09/24/2025 11:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 24 September 2025 11:15
To: Planning [redacted]
Subject: Ryebank fields planning 143413/FO/2025

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Dear planning committee members

Re Planning reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:

1. [redacted] use the fields every day and the trees and meadows are different to anything else we can access nearby
2. There is insufficient green space in the local and Greater Manchester area
3. We desperately need trees and the different kinds of planting at rybank Fields to support diverse plant and animal life, in particular insects and especially different types of bees
4. This rich area provides a counterbalance to the effects of the heavy traffic in the local area
5. Local people have campaigned for years to keep this land in the way that it was intended i.e for education or for nature. It's important that local people have a say in what happens to their local area, otherwise people will lose faith bring heard via local political and societal channels

I'd be grateful if you could please acknowledge receipt of this email.

Yours sincerely,

[redacted]

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Fw: planning reference: 143413/FO/2025

From Planning [redacted]
Date Wed 09/24/2025 11:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 24 September 2025 09:51
To: Planning [redacted]
Subject: planning reference: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members,

Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
Maintaining common land and encouraging natural wildlife.
Please acknowledge receipt of this email/letter.
Yours sincerely,

[redacted]

****
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Outlook

Fw: 153413/FO/2025

From Planning [redacted]
Date Wed 09/24/2025 11:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 24 September 2025 09:59
To: Planning [redacted]
Subject: 153413/FO/2025

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Dear planning committee members,
Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
Ryebank Fields is a much valued community resource.
It has naturally rewilded and is home to trees, meadowland and a wide variety of birds and wildlife.
It is a quiet haven amongst rapidly increasing housing going on around the area.
This is a greenfield site.
It helps to prevent flooding.
It has a historic, Nico Ditch running through it.
Thanks

[redacted]

****
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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Wed 09/24/2025 11:46
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 24 September 2025 09:29
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

You don't often get email from [redacted] Learn why this is important

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members

I wish to support the above referenced planning application for the following reasons:

- preserves an area of biodiversity within an urban environment.

- protects wildlife habitats.

- retains an accessible green space for the community.

- protects against the increased traffic pollution that would arise if the area is made into a housing estate and local traffic flow increases. The area already has standing traffic every day.

- removes the need for excavation and subsequent waste pollution that building work would entail.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

[redacted]

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Outlook

Fw: Ryebank fields planning 143413/FO/2025

From Planning [redacted]
Date Wed 09/24/2025 13:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 24 September 2025 12:52
To: Planning [redacted]
Subject: Ryebank fields planning 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Planning Committee Members

Re Planning reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:

1. Protecting my mental wellbeing depends significantly on having access to natural spaces like Rybank Fields, where I can engage in restorative outdoor activities that are clinically proven to reduce anxiety and support psychological resilience.

2. Decades of community activism demonstrate residents' unwavering commitment to preserving this site for its designated educational and conservation functions - dismissing these voices would fundamentally undermine local democracy.

3. Manchester's urban density creates an urgent need for every available green corridor, as these spaces are scientifically documented to improve air quality and provide essential ecosystem services that benefit all residents.

4. The ecological complexity of Rybank Fields supports threatened species populations, particularly native pollinators whose survival is critical to food security and biodiversity across the region.

5. Vehicle emissions from surrounding roads create a pollution burden that these established trees and plants actively filter, making their preservation a matter of environmental justice for local families. There are many schools in the vicinity that would be detrimentally affected if these natural filters are destroyed.

6. My family's daily connection to this landscape represents more than recreation - it's an essential part of our routine that connects us to seasonal changes and natural rhythms otherwise absent from urban life.

I'd be grateful if you could please acknowledge receipt of this email.

Yours sincerely,

[redacted]

[redacted]

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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Thu 09/25/2025 12:13
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 25 September 2025 10:58
To: Planning [redacted]
Subject: 143413/FO/2025

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Ref: 143413/FO/202
[redacted]

Hi,

I am writing to support the alternative plan for Ryebank Fields which would preserve it as a natural space for community benefit.

While out on a run yesterday, I was saddened to come across a dead hedgehog. The sadness is multiplied by knowing that the numbers of previously common mammals and birds are in freefall. Every parcel of greenspace is of value and must be retained to halt this decline.

Ryebank Fields offers an opportunity to not only protect species, but to regenerate them. In the process, a valuable asset would be created for the local community.

Open spaces are vital for emotional and physical well-being. Once destroyed, it takes a very long time to recreate them.

For all these reasons, and many more that I would and could write were I not time stretched, I support the wonderful alternative plan for Ryebank Fields.

Warm regards,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Thu 09/25/2025 12:34
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 23 September 2025 16:02
To: Planning [redacted]
Subject: Planning Reference 143413/FO/2025

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Ryebank Fields

Dear Planning Committee Members.
I support the above referenced planning committee application because:
The site is a vital green space in an urban environment.
MMU have no moral right to profit from land bequeathed free of charge.
My four grandchildren live close to the site and enjoy walking there.
The polluted land and water will leach onto the Longford Park fields if built upon.
There are many brown field options with close geographical proximity,of no environmental value, which can be used as an alternative to any planned building.

Please grant consent to use of Ryebank Fields as a Community Resource.

Thank you.
[redacted]

****
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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Thu 09/25/2025 14:22
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 25 September 2025 13:57
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Reference: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members,

Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:

- This space contains wildlife and biodiversity that is irreplaceable. Ryebank Fields carries historical significance (e.g. the Nico Ditch, old boundary markers) that would be damaged or disrupted by any type of development and this proposal would protect these elements for now and future generations. It helps preserve something irreplaceable: once developed, mature trees, wild habitats, heritage features are very difficult (if not impossible) to restore.
- The Fields have become a rewilded space with over 1,400 trees, habitats for birds, bats, mammals and insects. They serve as a natural wildlife corridor linking to other green spaces.Keeping the land undeveloped allows species and habitats to recover, which is increasingly important in a biodiversity crisis
- The space is used by a large number of residents (about 25,000 live within a 15 minute walk) for recreation, exercise, calm, connection with nature. The Fields are local, walkable, and provide nature access without needing transport, making them accessible to more vulnerable or low-income people
- It aligns with the Council's values of sustainability, environmental justice and community empowerment

Please acknowledge receipt of this email/letter.

Yours sincerely

[redacted]

[redacted]

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Outlook

Fw: Ryebank fields

From Planning [redacted]
Date Thu 09/25/2025 17:22
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 25 September 2025 16:39
To: Planning [redacted]
Subject: Ryebank fields

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

I would like to add my support to the alternative plans submitted to save Ryebank fields and stop any development on this site .The reference number of this plan is 143413/FO/2025.
Having been a resident on [redacted] we have always been able to access this site and my children used to play safely on the fields where we could keep a watch on them and have many photos of them playing happily in the snow in winter months.
MMU have left these fields to grow wild and many animals,plants and trees have now taken over the site and to be able to build the number of houses they are proposing on the fields it would totally destroy their natural habitat.
A concern I have if a housing development was to take place on the fields is the access for all the heavy wagons and machinery is through a gate which is no more than 200 yards away from a school entrance and I think this will be a danger to children and parents in both the morning and evening and the gate is also less than 100 yards to an entrance to Longford park.
Another major concern I have is the unearthing of contaminants that have been buried in the fields as it was once a brick yard and later used as a landfill site especially as there is a school playground on the border of the fields.
I do realise that there is a shortage of housing but as I write this there is new building taking place in Chorlton on Wilbraham road ,the site of the old Chorlton baths and also on the site

of the Irish club in Chorlton and a large development is in the pipeline where the old Chorlton shopping centre was so there is plenty of new houses being built.
I am writing this email to you in the hope you will carefully examine the alternative proposal and decide in favour of saving the fields for the local residents to be still able to use and also for the continued safety of the school children and the local residents surrounding the fields.
Yours sincerely.

[redacted]

****
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Outlook

Fw: 143413/FO/2025 Ryebank fields

From Planning [redacted]
Date Fri 09/26/2025 10:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 25 September 2025 19:29
To: Planning [redacted]
Cc: [redacted]
Subject: 143413/FO/2025 Ryebank fields

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Dear planning committee
Ref 143413/FO/2025

As a local resident I wish to support the above planning application.
My reasons are as follows:

This piece of land is a piece of green space, highly valued and much used by the local community
The fields are an area of incredible natural diversity which is rare so close to a city. To build houses on the land would destroy this.
The local infrastructure cannot support any additional housing.
The fields provide drainage which is important in this area which is prone to flooding. The field themselves and the adjacent park are regularly flooded and at times of heavy rainfall local houses also experience flooding. To build houses on this area would exacerbate this problem.
There is strong local opposition to the building of houses on this land and local community views

must be heard. It would take away a valued community resource.

Yours sincerely

[redacted]

Sent from my iPad

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Outlook

Fw: Community-led alternative planning application for Ryebank Fields 143413/FO/2025

From Planning [redacted]
Date Fri 09/26/2025 11:00
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 26 September 2025 10:35
To: Planning [redacted]
Cc: [redacted]
Subject: Community-led alternative planning application for Ryebank Fields 143413/FO/2025

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Dear Planning Committee members,

I live near Ryebank Fields and I would like to support the above referenced planning application 143413/FO/2025 for the following reasons:

1. I believe that the fields are a wonderful example of urban rewilding and provide a rare, self-managed space that supports diverse plants, trees (aspens, native black poplars, millenium oaks) wildlife, and natural habitats which would be destroyed by housing development.

2. Ryebank Fields serves as a critical wildlife corridor, connecting with Turn Moss and other green spaces locally, to facilitate the movement of wildlife within the urban landscape. We need this more than ever.

3. The site is used for various community-focused events that I and people I know love to attend: women's walks, bat-watching, children's trails, and educational activities, fostering community engagement and learning

4. Keeping the fields in community hands allows for their continued stewardship as a valuable natural resource and a key part of the local environment, rather than a site for housing development.

5. We must remember that the land was originally public land gifted for educational and recreational purposes, and retaining it would honour that purpose against commercial interests.

Many thanks for reading.

Kind Regards,

[redacted]

[redacted]

****
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Outlook

Fw: Ryebank Fields

From Planning [redacted]
Date Fri 09/26/2025 16:03
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 26 September 2025 15:33
To: Planning [redacted]
Cc: [redacted]
Subject: Re: Ryebank Fields

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Planning and Committe Members,

I write to support the plan for Ryebank Fields, reference: 143413/FO/2025. My reasons are as follows:

The above-referrenced plan will maintain ancient woodland. Ryebank Fields are a community resource, the metaphorical "lungs" of Chorlton/Firswood/Stretford.
Walking, sitting, being in this area - as I do, three times every week - promotes natural wellness and good mental health.
The existing land is a haven for wildlife - birds, insects, amphibians, mammals.
At a time when much of Chorlton is being developed, with higher rise housing, more motor vehicles, more people, Ryebank Fields remain an unspoilt and natural resource.
If these fields and woodlands are not preserved, they will be lost - forever.

Please consider this application carefully.

Thank you for your time.

Yours truly,

[redacted]

****
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Outlook

Fw: Ref 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:54
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 23:28
To: Planning [redacted]
Subject: Ref 143413/FO/2025

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Dear Planning committee members,
Planning Reference: 143413/FO/2025. I wish to support the above referenced planning application for the following reasons:
To continue to enable the community use of the open space.
To support the well being of local residents who use the natural environment to improve their health.
To support the plants and wildlife that thrive in the natural environment.
To be able to pass on to our children and grandchildren the open green space to enjoy as we have enjoyed it.
To allow the peace and tranquility that is gained there to continue amid the hustle and bustle that is Chorlton.
Yours sincerely
[redacted]

Sent from my iPhone

****
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Outlook

Fw: Objection to the proposed destruction of the irreplaceable Ryebanks Fields , Chorlton by the MMU (submitted by Paul McGee)

From Planning [redacted]
Date Mon 09/29/2025 08:55
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 27 September 2025 10:35
To: Planning [redacted]
Cc: [redacted]
Subject: Objection to the proposed destruction of the irreplaceable Ryebanks Fields , Chorlton by the MMU (submitted by Paul McGee)

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To whom it may concern ,

Ref: 143413/FO/2025

Objection relating to MMU's plans to destroy the irreplaceable Greenbelt of Ryebanks Fields and support for the local community led planning application by the Ryebanks Fields Community Group .

Please do not continue with your plans to allow MMU to raze the Ryebanks Fields in order to build houses .

1) Consider seriously the negative impact as regards future increased traffic - increased congestion, pollution and potential danger to our residents and their children & diminished air quality as Ryebanks Fields is a natural urban air purifier as well as a mental health zone - a place where the local people come to recharge , relax , commune and build and fortify commnal ties .

Without the Fields , Chorlton will become choked . It will subvert something ineffably excellent about residing here - a sense of space , a quality of life that over crowding and relentless urbanisation will degrade .

Tangentially , Greyfield or Brownfield sites abound in our fair city ; let's re- purpose these for quality middle class living and cherish our irreplaceable Greenfield and Greenbelt areas .

Ryebanks is bona fide a Greenfield area and ought to be bequeathed to our posterity , in perpetuity .

The Fields also has a remnant of ancient British antiquity - the Nico Ditch - the historical boundary between the 6th Century kingdoms of Mercia and Northumbria .

2) Ryebanks is home to an irreplaceable Silver Birch forest - only 2 exist in the UK - it is a massive boon to the local peoples mental health as a place to relax , commune with nature , walk the dogs , meet local residents and sustain our community .

This is true of the wider appeal of Ryebanks - we Chorltonians and Mancunians need this space as a sanctuary from the hectic pace of modern urban life .

Of course there is increasing demand for decent houses but surely there are brown and grey field sites aplenty for these projects - why target this infinitely precious greenfield site ?

Your faithfully

[redacted]

[redacted]

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Outlook

Fw: Planning Support: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 27 September 2025 11:24
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Support: 143413/FO/2025

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Dear planning committee members,

Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application due to its ability to provide a continued community resource as well as enhancing biodiversity and nature populations. We already lack spaces in which wildlife can live uninterrupted by humans, and this proposal seeks to increase that with wildlife only zones. Additionally, the proposal maintains the integrity of the Nico ditch which is incredibly important to the community. I hope you can take this into consideration when making your decision.

Yours sincerely,
[redacted]

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Outlook

Fw: Support for the alternative planning application for Ryebank Fields planning reference: planning reference: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 27 September 2025 14:35
To: Planning [redacted]
Cc: [redacted]
Subject: Support for the alternative planning application for Ryebank Fields planning reference: planning reference: 143413/FO/2025

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Dear planning committee members,

I support the alternative planning application for Ryebank Fields, 143413/FO/2025.

This land needs to be kept as a rewilded site to reduce pollution in this area and support the Council to meet it's obligations to the climate emergency we are experiencing.

Please acknowledge this email.

Yours sincerely,

[redacted]

Dear planning committee members,

Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
(Give your own details and thoughts.)
Please acknowledge receipt of this email/letter.
Yours sincerely

[redacted]

****
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Outlook

Fw: 143413/FO/2025 -

From Planning [redacted]
Date Mon 09/29/2025 08:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 27 September 2025 15:19
To: Planning [redacted]
Cc: [redacted]
Subject: RE: 143413/FO/2025 -

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Dear planning committee members.

Planning reference: 143413/FO/2025

I wish to support the above referenced planning application, namely to keep Ryebank Fields as a Community Resource, for the following reasons:

1 - This is an important area of biodiversity in an ever increasingly built- up area, with even more flats planned on the previous Chorlton precinct site. It acts as a green lung and we need to preserve this valuable space.

2 In view of the climate crisis, it is crucial that as a community we take active steps to protect our environment from further degradation. We need, for example, to mitigate against traffic pollution and the threat of flooding. Preserving this green space helps us to do that.

3 - This is a beloved community space which is already actively used by both groups and individuals. Access to nature is recognised as being an important antidote to mental health problems and stress.

4 - There is a huge amount of scope for this area to be developed as a community space even further, bringing together all age groups and sections of the community in both a social and educational manner. Local people would welcome the opportunity to contribute to and participate in this and in this way it could be an important and valuable open space for people across the area. It is within walking distance for residents of Chorlton, Firswood, Stretford and Whalley Range.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

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Fw: Planning ref: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 12:25
To: Planning [redacted]
Cc: [redacted]
Subject: Planning ref: 143413/FO/2025

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Dear planning committee members,

Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:

1. As a parent of a child with SEND, I know how vital green space is for wellbeing. My son and I rely on it, yet our options are rapidly disappearing — Hough End fields are already being lost.
2. The proposal protects and enhances biodiversity, safeguarding habitats for hedgehogs, bats, badgers, and pollinators.

3. It provides inclusive, free access for walking, play, and connection to nature — benefits especially important for children and families with additional needs.
4. It creates an educational resource for schools and residents to learn about nature, heritage, and the climate crisis.
5. It boosts climate resilience by reducing flood risk, storing carbon, cooling the city, and ensuring the land is cared for by the community — preserving a green legacy for future generations.

Please acknowledge receipt of this email/letter.

Yours sincerely,

[redacted]

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Outlook

Fw: Planning ref.: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 12:58
To: Planning [redacted]
Cc: [redacted]
Subject: Planning ref.: 143413/FO/2025

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Dear planning committee members,
Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reason:
To stop the destruction of at least one refuge for nature and wildlife.
Please acknowledge receipt of this email.
Yours sincerely
[redacted]

****
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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 13:26
To: Planning [redacted]
Subject: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members,
Planning reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
The space is one of the communities' cherished green areas.
This space should be protected for wildlife.
The aspen grove is a peaceful place to walk through for summer shade.
It holds a lot of sentimental value, and I would like my children in future to be able to play there like I did when I was younger.
I would like to use the space for a community orchard.
Please acknowledge receipt of this email/letter.
Yours sincerely,
[redacted]

****
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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:56
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 15:09
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members,

I wish to support the above referenced planning application for the following reasons:

Maintaining common land for the surrounding community and encouraging natural wildlife/biodiversity which will in turn support climate change and environmental objectives.

Please acknowledge receipt of this email.

Yours sincerely,
[redacted]

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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:57
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 15:25
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members,

I wish to support the above referenced planning application for the following reasons:

Maintaining common land for the surrounding community and encouraging natural wildlife/biodiversity which will in turn support climate change and environmental objectives.

Please acknowledge receipt of this email.

Yours sincerely,
[redacted]

****
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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:57
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 16:02
To: Planning [redacted]
Subject: 143413/FO/2025

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Dear planning committee members

I wished to support the above referenced planning application for the following reasons;

- It will help to minimise air pollution, contributing to cleaner and healthier local air quality.
- It will help to minimise noise pollution, improving the wellbeing of residents and wildlife.
- It will retain existing plant life, supporting biodiversity and a greener environment.
- It will retain animal life, protecting habitats and local ecology.
- It brings the community together, encouraging social cohesion and shared responsibility for our local environment.

Please acknowledge receipt of this email

Yours sincerely

[redacted]

Sent from my iPhone

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Outlook

Fw: Reference 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 08:57
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 28 September 2025 19:37
To: Planning [redacted]
Subject: Reference 143413/FO/2025

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From:
[redacted]

Reference: 143413/FO/2025
I am writing in support of the Community-Led Alternative Planning Application for Ryebank Fields. The reasons are as follows:

1. **Biodiversity in the city:**

Manchester's own Biodiversity Strategy states:
The new Manchester Biodiversity Strategy is a practical response to this, and focuses on the need to ***conserve, protect and enhance biodiversity in the City for current and future generations.***

Ryebank fields is a wonderfully biodiverse site. The fields are home to over 1400 trees and countless birds, bats, mammals and insects. It acts to absorb carbon dioxide and provides a natural floodplain, while combating air pollution.

2. **Building on green spaces is unnecessary** when there are so many derelict, abandoned brownfield sites. It is not until the end of humanity that developed land returns to the wild. Once lost, these havens of wilderness are never regained.

3. **Ryebank fields qualifies for being designated a Local Green Space**
It is an easily accessible space close to a large community of people. It is a tranquil place rich in a diversity of wildlife.
Much of South Manchester Regeneration Zone has limited walkable access to natural green spaces.
The area has a high recreational value. The Nico Ditch has historical significance.
There are so few spaces of natural beauty in this area of Manchester. Trafford Council, whose residents and park will be most affected by this development, favour the protecting of this green space.
I love walking in this small piece of unspoilt wilderness.

4. **There is the moral issue** of a piece of land given to Manchester Council for public use, being sold by another entity for private use. This transfer from public to private ownership results in profit, none of which enriches the public purse.

5. **The increase in traffic, noise and pollution** during and after this development is an important consideration, especially considering that nearby Chorlton has become one massive building site at present even before work starts on redevelopment of the precinct. This development adjacent to Longford Park would seriously diminish the ability for quiet enjoyment of the park for a considerable time.

****
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Outlook

Fw: ryebankfields ref 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 12:04
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 11:15
To: Planning [redacted]
Cc: [redacted]
Subject: ryebankfields ref 143413/FO/2025

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Dear planning committee members ref 143413/FO/2025
i wish to support the above referenced planning application because this city needs its green spaces more than ever and there are other options for housing which should not include removing green spaces, cutting down more trees and rempving habitat from wildlife that depend on it.
please acknowledge reciept of this email
yours sincerely
[redacted]

****
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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 13:36
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 13:25
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To the Planning Department,
Having followed the issues related to Ryebank Fields I find myself in agreement with the Community Led Alternative Planning Application and endorse it for the reasons listed below:

Reference: 143413/FO/2025

1. **Biodiversity in the city:**

Manchester's own Biodiversity Strategy states:
The new Manchester Biodiversity Strategy is a practical response to this, and focuses on the need to ***conserve, protect and enhance biodiversity in the City for current and future generations.***

Ryebank fields is a wonderfully biodiverse site. The fields are home to over 1400 trees and countless birds, bats, mammals and insects. It acts to absorb carbon dioxide and provides a natural floodplain, while combating air pollution.

2. **Building on green spaces is unnecessary** when there are so many derelict, abandoned brownfield sites. It is not until the end of humanity that developed land returns to the wild. Once lost, these havens of wilderness are never regained.

3. **Ryebank fields qualifies for being designated a Local Green Space**
It is an easily accessible space close to a large community of people. It is a tranquil place rich in a diversity of wildlife. Much of South Manchester Regeneration Zone has limited walkable access to natural green spaces. The area has a high recreational value. The Nico Ditch has historical significance. There are so few spaces of natural beauty in this area of Manchester. Trafford Council, whose residents and park will be most affected by this development, favour the protecting of this green space.
I love walking in this small piece of unspoilt wilderness.

4. **There is the moral issue** of a piece of land given to Manchester Council for public use, being sold by another entity for private use. This transfer from public to private ownership results in profit, none of which enriches the public purse.

5. **The increase in traffic, noise and pollution** during and after this development is an important consideration, especially considering that nearby Chorlton has become one massive building site at present even before work starts on redevelopment of the precinct. This development adjacent to Longford Park would seriously diminish the ability for quiet enjoyment of the park for a considerable time.

Thank you for considering my views along with those of the community.
Kind regards,

[redacted]

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Outlook

143413/FO/2025

From [redacted]
Date Mon 09/29/2025 13:45
To [redacted] Robert Griffin [redacted] Planning [redacted]
Cc [redacted]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear all,

I am writing to express my support for the below statement from the Friends of Ryebank Fields regarding the current planning application for the site:

The Friends of Ryebank Fields (FORF) welcome the submission of this planning application for Ryebank Fields submitted by Ryebank Fields Community Group (RFCG), and we wish to record strong support for its aims and vision.

Ryebank Fields is a unique urban Greenfield space, rich in biodiversity and local history and deeply valued by the community, as outlined in the Local Green Space application dating back to 2020. For decades, it has provided a natural environment where local people can walk, play, explore, and connect with nature. In a densely built part of Manchester and Trafford, the fields and woodlands offer opportunities for physical health, mental wellbeing, and informal education that cannot easily be replaced elsewhere. These benefits are amplified in a time of climate emergency, biodiversity crisis, and growing recognition of the importance of access to nature for urban communities.

The proposal sets out a positive, credible and deliverable alternative for the future of Ryebank Fields. Rather than erasing this space under housing development, it seeks to enhance and safeguard it as a community-led resource. This approach is consistent with national and local planning policy and also with GMCA and Council aims for Nature Recovery and Climate resilience.

Specifically:

Biodiversity and Nature Conservation: Surveys by Greater Manchester Ecology Unit have already indicated that ecological value on site has been undervalued in the developer's submission, and Cheshire and Lancashire Wildlife Trusts lobbied for it to be included in the Local Nature Recovery Network. The proposal prioritises biodiversity conservation and enhancement, consistent with the requirement for biodiversity net gain under the National Planning Policy Framework (NPPF).

Contamination and remediation: The Environment Agency has raised serious concerns about the adequacy of the remediation strategy of a housing development proposed for this same piece of land. The proposal presented here avoids these risks by retaining the land in more or less its existing state, maintaining public health and safety without exposing future residents to potential contamination hazards.
Infrastructure constraints: The proposal is designed around the land's existing form and constraints, avoiding the need for disruptive and expensive interventions. United Utilities and Cadent Gas have both flagged infrastructure concerns relating to proposed housing development, including reference to easements and the presence of underground assets. These would create significant risks to the deliverability of housing on the site.
Community value: The proposal reflects the many aspects by which the fields are already used and loved by local residents, as detailed in the Local Green Space proposal we first submitted in 2020, and a refreshed version in 2024. This can be viewed on our website
https://www.saveryebankfields.co.uk/localgreenspace/

This proposal builds on that history by proposing a range of improvements to make the most of opportunities for education, recreation, and wellbeing. This accords with both local policy aims for healthier communities, and with national recognition of the importance of valued open space, nature connection, and historic features.

Heritage and stewardship: Albeit not a planning consideration, it is important to note that this land was originally in public ownership and was gifted by Manchester City Council to the former Manchester Polytechnic, following publicly funded remediation to make it safe for public access. There is a strong moral case for ensuring that its future serves public benefit rather than private profit. The plan provides a clear route for community stewardship and long-term sustainability.

In conclusion, this submission is a credible, forward-looking proposal. It aligns with the Council's stated commitments on climate, health, nature recovery and community wellbeing, and it avoids the significant risks attached to the pre-existing development proposal submitted by MMU and Step Places.

The Friends of Ryebank Fields therefore urge the Council to give full weight to the Alternative Planning Application and to recognise it as the most appropriate future for this important site.

Please respond individually to confirm that you have received and read this message.

I look forward to hearing from you.

[redacted]

Outlook

Fw: Planning application 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 15:28
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 15:17
To: Planning [redacted]
Subject: Planning application 143413/FO/2025

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Dear Planning Committee

I am writing to support the alternative planning application (Ref 143413/FO/2025) to retain Ryebank Fields as a community woodland and meadow.

It is essential that we retain green spaces within our city to support the physical and mental health of both adults and children.
Many locals already benefit from access to this space, and it is cherished and cared for by volunteers who are keen to continue to develop it further as a community resource, for example by the use of raised beds to encourage more older and disabled people to participate in its upkeep. Furthermore, the community orchard will complement the nearby community garden, again encouraging local participation.

Considering this alternative planning application from a different angle, you need to be aware that there are already several important natural features on this site, such as the relatively rare native black poplar, and the preservation of existing trees and hedges plus the planting of new ones where appropriate will preserve and enhance habitats for birds and small mammals. Similarly, the natural meadows will encourage insects, and especially pollinators, essential respectively as part of the food chain and for the continuation of plant life and wider food production.

I would be grateful if you would confirm receipt of this letter, and trust that it will be made available to all your committee members.

Yours faithfully,

[redacted]

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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Mon 09/29/2025 17:06
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 29 September 2025 16:47
To: Planning [redacted]
Subject: 143413/FO/2025

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Dear Planning team,

Regarding planning reference 143413/FO/2025

We fully support the planning application for Ryebank Fields to be protected as a Community meadow and woodland area. We love walking and birdwatching there, often seeing birds of prey. There are no other wild areas like Ryebank Fields nearby. It gives you a sense of being alone surrounded by wildlife despite being in a city. Aspen Grove brings a sense of peace and calm to the mind that it is hard to find elsewhere.

Kind regards,
[redacted]

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Outlook

Fw: Alternative Planning application 143413/FO/2025 for Ryebank Fields.

From Planning [redacted]
Date Mon 09/29/2025 17:19
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 25 September 2025 15:51
To: Planning [redacted]
Cc: [redacted]
Subject: Alternative Planning application 143413/FO/2025 for Ryebank Fields.

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Dear planning committee members,

Re: Planning Reference 143413/FO/2025

I wish to support the planning application referenced above for the following reasons:

1. It is a Greenfield site. There is plenty of Brownfield space already available on which to build housing, and Manchester is exceeding its house- building quota, so houses on this site are not needed.

2. Ryebank Fields is a green space which has proved itself as a haven for local people and wildlife. Green spaces like this are in increasingly limited supply locally.

Please acknowledge receipt of this e-mail,

Yours Sincerely,

[redacted]

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Planning Growth and Development
Manchester City Council
PO BOX 532
Manchester M60 2LA

[redacted]

September 29th 2025

To whom it may concern,

RE: PLANNING APPLICATION – Community led Alternative Planning Application (APA) to retain Ryebank Fields as a community woodland and meadow
Planning Application Reference Manchester 143413/FO/2025

I am fully in support of the planning application for Ryebank Fields submitted by Ryebank Fields Community Group (RFCG).

As a Manchester resident, I want to see approaches consistent with national and local planning policy around nature recovery and climate resilience, including the city's Biodversity Strategy 2022-2030.

The strategy says how 98% of people are concerned about the loss of wildlife in Manchester (p.12). It is clear about the need 'to halt and reverse these declines and put nature into recovery' (p.12). The strategy is clear about the vital role of people power in this: 'This will only happen if local communities are supported and empowered to become the agents of change. The recovery of nature mustn't be something that is done to people; it must be done by people' (p.14).

The RFCG application is a model of this.

In itself, the campaign shows the level of passion, skill and will around the fields. There is no doubt that Ryebank Fields will flourish and thrive under the care and management of the community. In turn, this will create more opportunities for education, recreation, and wellbeing.

This will also avoid:

- The risks around contamination hazards
- The need for disruptive interventions
- Increased traffic on nearby roads
- Increased risk of localised flooding

Ryebank Fields was originally in public ownership. Much better that it benefits the local community in the future rather than being sold for profit.

Please say YES to this plan and to the fields being looked after and loved for years to come.

Please acknowledge this submission and let me know where it will be logged for future reference.

Thank you
[redacted]

Outlook

Fw: Planning reference: 143413/FO/2025

From Planning [redacted]
Date Tue 09/30/2025 10:39
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 19:52
To: Planning [redacted]
Cc: [redacted]
Subject: Planning reference: 143413/FO/2025

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Dear Planning Committee members

Planning reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
-this land should be kept as a community resource.
-it is well-known that green spaces such as this are vital for mental health and a sense of well-being for people.
-with climate change an ever-increasing threat, we desperately need to maintain all open green spaces.
-such an open green space is vital for maintaining biodiversity and should not be disturbed.
- this application is clearly intended to be a community resource, vital for the community of Chorlton and Trafford.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

Sent from my iPhone

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Fw: Planning reference 143413/FO/2025

From Planning [redacted]
Date Tue 09/30/2025 10:40
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 19:52
To: Planning [redacted]
Cc: [redacted]
Subject: Planning reference 143413/FO/2025

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Dear planning committee members,

Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:

1. This land should be kept as a community resource
2. It is well known that green open spaces are conducive to good mental health and general wellbeing
3. With increasing temperatures due to climate change, we must retain all the natural, green spaces we can
4. The Ryebank habitat, wildlife and biodiversity must not be disturbed for the sake of commercial purposes or financial gain

Please acknowledge receipt of this email.

Yours sincerely,

[redacted]

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Outlook

Fw: Save Ryebank Fields

From Planning [redacted]
Date Tue 09/30/2025 10:40
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 20:09
To: Planning [redacted]
Subject: Save Ryebank Fields

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Dear planning committee members

143413/FO/2025

I wish to support the planning application to retain Ryebank Fields group plan to keep the land as a community resource for the following reasons.
(Your QR code didn't work 🤔)
1. The present plans don't seem to include affordable housing. Quite the the opposite.
2. Facilities such as schools and doctors are already full and won't support a big influx of people.
3. There are valid concerns about asbestos and other hazardous waste being disturbed when building begins.
4. Why only one entrance/exit at the Chorlton end? Obviously to increase house prices with a Chorlton address. This would result in unacceptable traffic on already busy roads around two primary schools.
5. Green spaces are being taken away from the community.
[redacted]

[redacted]

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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Tue 09/30/2025 10:40
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 20:21
To: Planning [redacted]
Subject: Planning Reference 143413/FO/2025

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Dear planning committee members

Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:
1. This land will be a valuable community resource.
2. The wildlife only zone will provide protection to our already dwindling wildlife.
3. Trees are essential to tackle climate change and, although this is not an extensive area, it still contributes in a positive way.
4. It provides an excellent educational tool for the next generation to learn about nature and provides a natural play area. Children love the opportunity to explore and discover new experiences and this unspoilt area will provide this.
5. The community orchard will provide fresh healthy produce and can promote a good cohesive community responsibility whilst caring for and maintaining the fruit trees and bushes.

Please acknowledge receipt of this email.
Yours sincerely

[redacted]

Sent from my iPad

****
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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Tue 09/30/2025 10:41
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 20:59
To: Planning [redacted]
Subject: Re: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

On Mon, 29 Sep 2025 at 20:56, Helen Fraser [redacted] wrote:

> I am writing to register my support for the above planning application.
> It is vital that Ryebabk Fields is kept as wild space - it is one of very few local, shady areas (in an outdoor environment) where children can cool down in during what are becoming ever increasingly hot summers.
> To kill off so much wildlife and their habitats during a global wide animal extinction catastrophe would be unspeakably wrong.

more car pollution in the area is simply unacceptable.
There are numerous sites such as a derelict B&Q site metres from Rye bank Fields, suitable for new homes.
Asbestos buried in the ground should not be resurfaced.

> thanks
> [redacted]

[redacted]

****
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Outlook

Fw: Planning reference 143413/FO/2025

From Planning [redacted]
Date Tue 09/30/2025 10:41
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 29 September 2025 21:18
To: Planning [redacted]
Cc: [redacted]
Subject: Planning reference 143413/FO/2025

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Dear planning committee members

Planning reference **143413/FO/2025**

I wish to support the above referenced planning application for the following reasons

1 Green spaces are vital for our physical and mental wellbeing. This rewilded green space offers more value than a park, allowing people to connect with wild nature and peace. This particular point is significant to us as a family - Ryebank is often our escape from the overwhelm of life and has had a significant impact on our health and that of our two teenage daughters.

2 Healty cities of the future must have access to nature and space. Manchester as a city is lacking in such space (hence attempts to develop more parks in the city centre). As a natural resource, so close to the city centre, Ryebank Fields is a unique and precious resource that must be retained and would take decades to replace. It would be a crime.

3 The proposed plan would protect the diverse flora and fauna which are unique to Ryebank Fields and would be lost if any development on the land were to proceed. How fantastically lucky we are to have such wildlife on our doorstep and what an outrage it would be to destroy it. Nature should be protected on a local scale as well as a global scale.

4 The proposed plan would retain the land as it is and therefore not lead to the disturbance of serious toxic materials buried beneath. The land has rewilded and become a green oasis breathing oxygen into our area. I would be extremely concerned about toxic materials entering our water and even finding its way into my neighbouring garden.

5 The proposed plan would retain the land as green space and therefore retain its ability to provide local flood protection. This is important to me living so close to the land in light of unpredictable weather patterns with ongoing climate change.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

****
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Outlook

Fw: Plan re 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:44
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 30 September 2025 12:40
To: Planning [redacted]
Subject: Plan re 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

I wish to fully support the above planning application.
Andy Burnham has recently been ecxplaining on the Northwest News, that there is a scheme in place to create green space in conjunction with any new building works.
I agree that green space in urban areas is vital for improving air quality, as an area for people to enjoy, and as a wildlife haven.

The air quality in Ryebank fields has been measured and compared with other areas of Manchester, and proven to be far cleaner, which is of benefit to the local inhabitants, many of whom have young children, and to the children in the school backing onto the fields.
It is now widely acknowledged that beeing in a green area is of huge benefit to mental health, to use the modern way of saying it calms the soul. I have experienced this myself whenever I go into the fields for a breather, to distress.

Having been rewinding for over 30 years, the Ryebank fields is now an established wildlife haven.There are ancient trees there, which are home to any number of insects, and various species of birds. There are several species of bats, foxes, six badger sets, wild orchids and other meadow flowers ... the list goes on.
To create a rewilded space like this takes many years, and we are fortunate enough to have this one in our neighbourhood already!.
It includes the largest aspen Grove in Manchester, and a section of the historical Nico ditch.

The space is widely used by the local people, and greatly valued. To have it designated as a Community Resource would be wonderful.
Please come and have a look if you haven't already.
Yours sincerely,
[redacted]
[redacted]

****
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Outlook

Fw: Alternative Planning application for Ryebank Fields 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:44
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 30 September 2025 13:18
To: Planning [redacted]
Cc: [redacted]
Subject: Re: Alternative Planning application for Ryebank Fields 143413/FO/2025

You don't often get email from [redacted] Learn why this is important

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good afternoon,

My name is [redacted]. I am writing this in support of the alternative planning application for Ryebank Fields (deadline 2nd October). I am fully in support of the comments already submitted by the Friends of Ryebank Fields, which I have given below. Me and my partner live close to Longford park and use the park and Ryebank Fields regularly for running, walking and attending various events (like an Imbolc celebration earlier this year). Ryebank Fields feels like a little haven of wilderness in an otherwise heavily industrialized city, which I really appreciate.

I fully understand that there is a housing crisis in the city, especially as I work for a charity that supports refugees and asylum seekers, so I see a lot of people in need of housing. However I really believe that there are other brownfield sites that could be used, and that secure housing for everyone need not be pitted in opposition to accessibility to nature, which is a good in itself but also has many benefits like a positive impact on mental health, which it certainly does for me. In fact social housing tenants need better access to nature, not less. I also believe we need truly social housing, not 'affordable' housing which can be up to 80% of market rates, which are already artificially inflated in the area. I see the Fields as an important space for both the local community and wildlife.

Comments from Friends of Ryebank Fields:
"The Friends of Ryebank Fields (FORF) welcome the submission of this planning application for Ryebank Fields submitted by Ryebank Fields Community Group (RFCG), and we wish to record strong support for its aims and vision.
Ryebank Fields is a unique urban Greenfield space, rich in biodiversity and local history and deeply valued by the community, as outlined in the Local Green Space application dating back to 2020. For decades, it has provided a natural environment where local people can walk, play, explore, and connect with nature. In a densely built part of Manchester and Trafford, the fields and woodlands offer opportunities for physical health, mental wellbeing, and informal education that cannot easily be replaced elsewhere. These benefits are amplified in a time of climate emergency, biodiversity crisis, and growing recognition of the importance of access to nature for urban communities.
The proposal sets out a positive, credible and deliverable alternative for the future of Ryebank Fields. Rather than erasing this space under housing development, it seeks to enhance and safeguard it as a community-led resource. This approach is consistent with national and local planning policy and also with GMCA and Council aims for Nature Recovery and Climate resilience.
Specifically:

- **Biodiversity and Nature Conservation**: Surveys by Greater Manchester Ecology Unit have already indicated that ecological value on site has been undervalued in the developer's submission, and Cheshire and Lancashire Wildlife Trusts lobbied for it to be included in the Local Nature Recovery Network. The proposal prioritises biodiversity conservation and enhancement, consistent with the requirement for biodiversity net gain under the National Planning Policy Framework (NPPF).
- **Contamination and remediation**: The Environment Agency has raised serious concerns about the adequacy of the remediation strategy of a housing development proposed for this same piece of land. The proposal presented here avoids these risks by retaining the land in more or less its existing state, maintaining public health and safety without exposing future residents to potential contamination hazards.
- **Infrastructure constraints**: The proposal is designed around the land's existing form and constraints, avoiding the need for disruptive and expensive interventions. United Utilities and Cadent Gas have both flagged infrastructure concerns relating to proposed housing development, including reference to easements and the presence of underground assets. These would create significant risks to the deliverability of housing on the site.
- **Community value**: The proposal reflects the many aspects by which the fields are already used and loved by local residents, as detailed in the Local Green Space proposal we first submitted in 2020, and a refreshed version in 2024. This can be viewed on our website https://www.saveryebankfields.co.uk/localgreenspace/ This proposal builds on that history by proposing a range of improvements to make the most of opportunities for education, recreation, and wellbeing. This accords with both local policy aims for healthier communities, and with national recognition of the importance of valued open space, nature connection, and historic features.
- **Heritage and stewardship**: Albeit not a planning consideration, it is important to note that this land was originally in public ownership and was gifted by Manchester City Council to the former Manchester Polytechnic, following publicly funded remediation to make it safe for public access. There is a strong moral case for ensuring that its future serves public benefit rather than private profit. The plan provides a clear route for community stewardship and long-term sustainability.

In conclusion, this submission is a credible, forward-looking proposal. It aligns with the Council's stated commitments on climate, health, nature recovery and community wellbeing, and it avoids the significant risks attached to the pre-existing development proposal submitted by MMU and Step Places.
The Friends of Ryebank Fields therefore urge the Council to give full weight to the Alternative Planning Application and to recognise it as the most appropriate future for this important site."
I urge you to support the alternative planning application as it would greatly benefit the local community.

Best Wishes,

[redacted]

Sent from Outlook for Android

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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:44
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 30 September 2025 13:20
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members,
Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
Maintaining common land and encouraging natural wildlife.
Please acknowledge receipt of this email/letter.
Yours sincerely

[redacted]

****
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Fw: ref 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 30 September 2025 15:27
To: Planning [redacted]
Cc: [redacted]
Subject: ref 143413/FO/2025

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Dear planning committee members,
Planning reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:

As an active local resident, who has now lived next to the fields for over ten years and a graduate of Manchester Metropolitan University I do not agree with the construction and nature that has been pushed for the Ryebank Fields.

The destruction of nature will deprive us of a local community space, a reprieve for nature and people alike. Many events have taken place in and around the fields that have been vital for our local community. Third spaces in our communities keep disappearing. And we have many other developments happening in Chorlton nearby - the old leisure centre, the apartments next to albany trading estate, the old precinct and the funeral home to name a few. I and many others don't want to live in an area that is suffocating and cramming more and more people into an area without enough supporting green spaces. Into lower quality houses and homes with barely any real footprint or outdoor space at astronomical cost with a token 'affordability' portion- it's destroying the character of our home, our nature and community. The liveability and warmth of the area

have already suffered.

The burden of traffic, pollution and increased demand on services that have already collapsed will further reduce the quality of life for local Chorlton residents. I have to ask when will it stop. There hasn't been a year since living here where there hasn't been building work or construction noise and traffic, that affected the peaceful enjoyment of my home.

I am also greatly concerned about the effect of digging up and transporting asbestos - which will directly affect the air quality and my health. Stop destroying our homes and making them unsafe.

Please listen to us. We do not want to lose ryebank fields to construction and development. Develop the brownsites - our natural spaces and resources are scarce and rare.

I would much rather there was a focus on quality improvements of our roads, paths, infrastructure and healthcare services.

Please acknowledge receipt of this email,
Yours sincerely,

[redacted]

****
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Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 30 September 2025 16:00
To: Planning [redacted]
Subject: Planning Reference 143413/FO/2025

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I wish to support the above referenced application for the following reasons:

Ryebank Fields is a Greenfield site. While there is a need for housing, Manchester has double the amount of Brownfield to meet housing targets.

I am concerned that any development on the site would increase local traffic, with road safety issues and increase in air pollution.

It is one of the few wild areas in the south of the city with a thriving ecosystem.

Building on the Fields and the loss of vegetation will increase the flood risk in the area.

The Fields are extensively used by local residents of all ages and any development would have a detrimental impact on physical and mental health.

[redacted]

****
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Outlook

Fw: Rye Bank Fields planning ref 115688/FUL/25 143413/FO/2015

From Planning [redacted]
Date Wed 10/01/2025 09:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 30 September 2025 17:10
To: Planning [redacted]
Cc: [redacted]
Subject: Rye Bank Fields planning ref 115688/FUL/25 143413/FO/2015

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

My name is [redacted]

I am writing this email to support the alternative planning application developed by the Ryebank fields community.
This beautiful, natural wildlife reserve should be protected - not destroyed and built on. Nature has reclaimed this place and made it into a think of beauty, a haven for wildlife and rare species. It is very much loved by the local community who have been trying to protect it for years. The alternative plan, with it's orchard, natural play area etc has clearly been given a lot of thought and they have come up with a sustainable, imaginative plan that considers the whole community as well as protecting the trees, flowers and of course the many species of wildlife that live there. Protect this space for future generations,

Kind Regards

[redacted]

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Outlook

Fw: Ryebank Field

From Planning [redacted]
Date Wed 10/01/2025 09:45
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 30 September 2025 19:54
To: Planning [redacted]
Cc: [redacted]
Subject: Ryebank Field

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Dear planning committee members,
With regard to planning reference: 143413/FO/2025
I wish to support the above referenced planning application primarily to keep the land as a community resource.
Please acknowledge receipt of this email.
Yours sincerely,
[redacted]

Sent from Outlook for Android

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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:46
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 30 September 2025 20:16
To: Planning [redacted]
Cc: [redacted]
Subject: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

I wish to support the above planning application to retain Ryebank Fields as a wild and green space I have walked these fields for 20 years and they are an oasis of serenity and wilderness in the urban sprawl of Manchester. I live at [redacted] and there are 88 apartments going up right next door; 600 apartments are being built at the bottom of my road at Lumina Village and there are more apartments being built at the opposite side of Old Trafford tram stop. How much more development is required?? Please retain these fields as a community woodland and meadow.

[redacted]

****

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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:46
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 30 September 2025 22:47
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Reference 143413/FO/2025

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Dear members of the planning committee

Planning Reference: 143413/FO/2025

Ryebank Fields Community-led Alternative Planning Application

I wish to support the above referenced planning application - the Community-led Alternative Planning Application for Ryebank Fields in Chorlton, Manchester - for the following reasons:

1. Ryebank Fields is a Greenfield space. It is a unique space, full of a rich biodiversity. It is a space that has been rewilding itself over many years, with some help from the community, e.g. the planting of the Community Orchard. Many different flora and fauna thrive there, in their natural habitats, such as bats and owls and wild orchids.

2. Ryebank Fields provides a space for learning - an opportunity to experience real nature in the midst of a hectic cityscape. It provides a natural environment for exercise and a host of other activities, such as walking, cycling, tai chi and other sports, picnics, sing-songs, dog - walking, community get - togethers, sketching and photography, arts and crafts, kite-flying, etc. It is an essential space for mental and physical well-being, and the perfect antidote to the stresses of daily life.

3. A housing development on Ryebank Fields is not appropriate in an area that is already densely populated, and where many other housing developments are currently under construction. Services in Chorlton - which are already stretched - are not sufficient to cope with a further influx of residents into the area. Traffic congestion in Chorlton is very well-known, parking is almost impossible. Any further housing would exacerbate this situation.

4. A Community-led Alternative Plan for Ryebank Fields would avoid the many risks inherent in building on the Fields - asbestos and an unexploded bomb buried deep beneath the Fields, the risk of flooding to nearby residents, the congestion, air and noise pollution posed by traffic.

5. Manchester City Council has stated its commitments to many 'green' policies and initiatives, in an effort to make the City 'greener'. For example, the National Planning Policy Framework, the Climate Change Strategy, City of Trees, to name but a few. To build on Ryebank Fields would be contradictory to these and other policies that MCC has committed to, and therefore a complete reversal of its stated position.

Thank you for reading the reasons outlined above in support of an Alternative Community-led Plan for Ryebank Fields.

Please acknowledge receipt of this email, thank you.

Yours sincerely,

[redacted]

Please could you kindly acknowledge receipt of this email.

****
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Outlook

Fw: Planning Ref: 143413/FO/2025

From Planning [redacted]
Date Wed 10/01/2025 09:46
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 06:58
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Ref: 143413/FO/2025

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Dear planning committee members,
Planning Reference: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
Ryebank Fields is a much valued piece of land. It's used by the community for many different activities. A record of just some of the activities can be found here:



Friends of Ryebank Fields Events

It would be a travesty to destroy this wild space and this is why I support the above application.
Once most this piece of land is lost it will be lost forever.
If this planning application goes ahead it avoids all issues with the local service infrastructure eg water and sewage
There are already numerous issues across the local area with low water pressure and drains backing up.

[redacted]

****
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Outlook

Fw: Ref 143413/FO/2025 - SUPPORT

From Planning [redacted]
Date Wed 10/01/2025 09:46
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 07:47
To: Planning [redacted]
Cc: [redacted]
Subject: Ref 143413/FO/2025 - SUPPORT

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Dear Planning committee members,

Planning reference 143413/FO/2025

I wish to support the above referenced planning application for the following reasons

1.Keep the uniqueness of Ryebank Fields to support and enhance nature and unspoilt areas for nature and the local community by not building on this site.

2. Protect and enhance biodiversity on Ryebank Fields and encourage local nature recovery by providing a natural (not built on areas) for wildlife to survive

3. Contribute to mitigating the impact of the climate crisis by having/keeping Ryebank Fields as a green space for nature

4. Encourage community involvement to protect peoples mental health by having open green spaces on Ryebank fields for local people to enjoy.

5. We need this green space by protecting Ryebank fields from development for future generations.

Please acknowledge receipt of this e-mail

Yours sincerely

[redacted]



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Outlook

Fw: Re Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 09:41
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 15:27
To: Planning [redacted]
Cc: [redacted]
Subject: Re Planning Reference: 143413/FO/2025

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To whom it may concern:-

Re Planning Reference: 143413/FO/2025

We are local residents and are writing to state that we are very strongly opposed to the plans submitted in respect developing the area for housing. We are fully in agreement with the objections which have previously been raised by Ryebank Fields Community Group.

We wish to fully support the alternative planning application which Ryebank Fields Community Group has submitted to MCC, which would see Ryebank Fields maintained as a community woodland and meadow.

We would appreciate an acknowledgement of this communication if possible.

Many thanks for including our comments in this process.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

****
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Fw: Re Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 09:41
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Information, Delivery & Support Team
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Sent: 01 October 2025 15:27
To: Planning [redacted]
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Subject: Re Planning Reference: 143413/FO/2025

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Many thanks for including our comments in this process.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

****
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Outlook

Fw: Planning Application 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 09:41
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 01 October 2025 15:27
To: Planning [redacted]
Subject: Planning Application 143413/FO/2025

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Ref: Planning Application: 143413/FO/2025

Dear planning committee members

REYBANK Fields is a wonderful resource and amenity and it would be a very sore loss to the local community, local environment and local wildlife, if were to be built upon and developed.

Therefore I wish to support the above mentioned planning application to change its use to a Community woodland and meadow.

Can I please receive an acknowledgement receipt for my comments and support for this application.

Thank you.

[redacted]

[redacted]
[redacted]

[redacted]

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Outlook

Fw: Ref 14341/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 09:42
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 16:29
To: Planning [redacted]
Subject: Ref 14341/FO/2025

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I support the above planning application because it would be good for the locals, link in well with the Chorlton Community Garden group and be excellent for the environment.
I'm from Bramhall but am very impressed with the local community spirit and wish to support it.
Please acknowledge my email.
Kindly,
[redacted]
Sent from my iPhone

****
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Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 09:42
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 16:30
To: [redacted] Planning [redacted]
Subject: Planning Reference 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear committee members r.e. Planning Reference 143413/FO/2025.
I wish to support the above referenced planning appiication.

Ryebank Fields are a beautiful nature reserve.They are home to over 1400 trees and countless birds, bats, mammals and insects, and they provide invaluable food and shelter for pollinators. They are also a valuable community resource which is accessible and very well loved by the local population.

Please acknowledge receipt of this email.

Yours sincerely,

[redacted]

****
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Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 09:42
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [redacted]
Sent: 01 October 2025 16:37
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Reference: 143413/FO/2025

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To whom it may concern:-

Re Planning Reference: 143413/FO/2025

We have lived on [redacted], for nearly 40 years, and have seen how important the Ryebank Fields area has been in the changes and developments that have take place locally and more widely during that time.

We have seen the "alternative" planning application, which the Ryebank Fields Community Group has submitted to MCC, which would see Ryebank Fields maintained as a community woodland and meadow. This application is underpinned by several evidence - based documents, which quite clearly indicate the significant adverse impacts which the proposed housing development would have on nature, trees and wildlife, flood risk, and areas of importance from a heritage point of view, such as the Nico Ditch.

Alongside the issues raised in the material submitted to MCC by Ryebank Fields Community Group we have several specific personal concerns. There are already significant traffic management problems in the area. The initiation of any main road works which interrupt the flow of traffic, by even a small degree, inevitably leads to long delays and backlogs, and to drivers seeking alternative routes through this residential area. We are already seeing the area used as a "rat run". The activities of drivers create accident risks and hazards to the local and wider environment.

In a similar way, the area already suffers from two distinct water management issues - high water ground levels, evident in gardens, housing sub - floors and parts of Longford Park, and poor mains water pressures coupled with an antiquated mains water infrastructure.

Implementing the Ryebank Fields Community Group alternative plan would not fully resolve these two sets of issues, but would provide some mitigation, and certainly help to prevent them from worsening.

The Ryebank Fields Community Group plan argues that the Ryebank Fields area qualifies for protection within the context of Greater Manchester due to its significant environmental, social, and ecological value. Ryebank Fields is a significant green space in a city that is becoming increasingly densely populated, providing an important habitat for local wildlife, including many protected species, and acts as a natural carbon sink, aiding in climate change mitigation and flood prevention.

It is for these reasons that we fully support the Ryebank Fields Community Group planning application. Many thanks for including our comments in this process. This replaces the earlier email sent in error.

We would appreciate an acknowledgement of this communication if possible.

[redacted]

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Fw: Planning reference: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:29
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 01 October 2025 19:09
To: Planning [redacted]
Subject: Planning reference: 143413/FO/2025

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Dear planning committee members

Planning reference: 143413/FO/2025

I wish to support the above referenced planning for the following reasons:

- the use of a greenfield space with limited construction intervention
- No significant disruption to local school
- Continued support of local wildlife
- Mental health space for those who currently use the area
- No increased disruption from a traffic perspective vs alternative plans

[redacted]

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Fw: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:29
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 19:19
To: Planning [redacted]
Subject: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

I live near the Fields and have campaigned for over three decades to save them from destruction. They are such an important wild green space that have been such a community asset for many years. I urge the council to do the right thing and do everything in your power to help save this very precious space for future generations.
Ryebank Fields is a unique urban Greenfield space, rich in biodiversity and local history and deeply valued by the community, as outlined in the Local Green Space application dating back to 2020. For decades, it has provided a natural environment where local people can walk, play, explore, and connect with nature. In a densely built part of Manchester and Trafford, the fields and woodlands offer opportunities for physical health, mental wellbeing, and informal education that cannot easily be replaced elsewhere. These benefits are amplified in a time of climate emergency, biodiversity crisis, and growing recognition of the importance of access to nature for urban communities.
The proposal sets out a positive, credible and deliverable alternative for the future of Ryebank Fields. Rather than erasing this space under housing development, it seeks to enhance and safeguard it as a community-led resource. This approach is consistent with national and local planning policy and also with GMCA and Council aims for Nature Recovery and Climate resilience. Specifically:

- **Biodiversity and Nature Conservation**: Surveys by Greater Manchester Ecology Unit have already indicated that ecological value on site has been undervalued in the developer's submission, and Cheshire and Lancashire Wildlife Trusts lobbied for it to be included in the Local Nature Recovery Network. The proposal prioritises biodiversity conservation and enhancement, consistent with the requirement for biodiversity net gain under the National Planning Policy Framework (NPPF).
- **Contamination and remediation**: The Environment Agency has raised serious concerns about the adequacy of the remediation strategy of a housing development proposed for this same piece of land. The proposal presented here avoids these risks by retaining the land in more or less its existing state, maintaining public health and safety without exposing future residents to potential contamination hazards.
- **Infrastructure constraints**: The proposal is designed around the land's existing form and constraints, avoiding the need for disruptive and expensive interventions. United Utilities and Cadent Gas have both flagged infrastructure concerns relating to proposed housing development, including reference to easements and the presence of underground assets. These would create significant risks to the deliverability of housing on the site.
- **Community value**: The proposal reflects the many aspects by which the fields are already used and loved by local residents, as detailed in the Local Green Space proposal we first submitted in 2020, and a refreshed version in 2024. This can be viewed on our website https://www.saveryebankfields.co.uk/localgreenspace/ This proposal builds on that history by proposing a range of improvements to make the most of opportunities for education, recreation, and wellbeing. This accords with both local policy aims for healthier communities, and with national recognition of the importance of valued open space, nature connection, and historic features.
- **Heritage and stewardship**: Albeit not a planning consideration, it is important to note that this land was originally in public ownership and was gifted by Manchester City Council to the former Manchester Polytechnic, following publicly funded remediation to make it safe for public access. There is a strong moral case for ensuring that its future serves public benefit rather than private profit. The plan provides a clear route for community stewardship and long-term sustainability.

In conclusion, this submission is a credible, forward-looking proposal. It aligns with the Council's stated commitments on climate, health, nature recovery and community wellbeing, and it avoids the significant risks attached to the pre-existing development proposal submitted by MMU and Step Places.
I therefore urge the Council to give full weight to the Alternative Planning Application and to recognise it as the most appropriate future for this important site."

[redacted]

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Outlook

Fw: Ref 14341/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:29
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 01 October 2025 21:17
To: Planning [redacted]
Subject: Ref 14341/FO/2025

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Dear planning committee members,

I want to support this planning application Ref 14341/FO/2025, for the following reasons:

It is a calm and friendly community space
It is the only green space close to our house
Getting rid of this space will decrease biodiversity in the area and increase pollution, as there will be more people commuting in the area
It is already densely populated with houses in the area, as well as current developments for huge apartment blocks and housing nearby
the fields provide a large space for exercise, walks
The community garden is valued by locals
We want our children to be able to play in the natural play area

Please acknowledge receipt of this email

thank you

[redacted]

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Fw: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 21:33
To: Planning [redacted]
Subject: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

He Dear Planning Committee Members,
Planning Reference: 143413/FO/2025
I'm writing to say I support this planning application because Ryebank Fields is a really important green space for people round here. We don't want to lose it.

1. It's a proper haven for wildlife – birds, insects, plants – you name it. Once it's gone, it's gone for good.
2. Local people use the fields every day for walks, exercise, fresh air and just to clear their heads. It's a lifeline for mental health.
3. The trees help keep the air cleaner, soak up carbon, and cool the area down in summer. We need more of that, not less.
4. Schools and community groups already use the fields for outdoor learning and nature activities. Kids should be able to explore the woods on their doorstep.
5. Chorlton's known for its green spaces – it's part of what makes this area special. Building over Ryebank Fields would take that away forever.

Please let me know you've received this message.
Yours sincerely,

[redacted]

Sent from Outlook for iOS

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Fw: Support for planning reference: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 22:48
To: Planning [redacted]
Cc: [redacted]
Subject: Support for planning reference: 143413/FO/2025

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Dear planning committee members,

Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:

- Because it supports and encourages biodiversity in the local area, providing a safehaven for wildlife in an otherwise very urban environment.
- Because it retains and protects a large number of mature trees, which in addition to providing habitats to wildlife, are important and increasingly critical to reducing the impacts of climate change and airborne pollutants in the local area.
- Because it is a well-loved community area, and maintaining the entirity of this plot to be a designated green space is important for the physical and mental health and wellbeing of locals who frequent the area.
- The plans presented in this proposal are sympathetic to the scientific and historical features of the plot (especially the Nico ditch) thus best safeguarding these features for future

generations to benefit and enjoy. Additionally the plans compliment the neighbouring Longford Park, and are unlikely to result in significant additional vehicular traffic in the space between the park and St John's and Oswald Road Primary Schools, which would otherwise pose safety and pollution concerns to residents, children and other road users in the area.

- Because I fundamentally object to the need to build on this ecologically unique and important greenbelt land, which should be protected. Keeping this space undeveloped is one of the most significant and impactful positive choices that can be made by the local authority to combat climate change. Especially when there have been identified numerous more appropriate sites for housing development in the area.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

****
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Outlook

Fw: Manchester 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [redacted]
Sent: 01 October 2025 23:13
To: Planning [redacted]
Cc: [redacted]
Subject: Manchester 143413/FO/2025

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Planning Growth and Development
Manchester City Council
PO BOX 532
Manchester
M60 2LA
[redacted]

[redacted]
1st October 2025

Dear planning committee members,
RE PLANNING APPLICATION – Change of use of former university playing fields to community woodland and meadow.

Manchester **143413/FO/2025**
I wish to SUPPORT the above referenced planning application for the following reasons:

1. Ryebank fields is a unique wild space in the area, and one that under a community-led stewardship could continue to be enjoyed by many generations to come. To walk in the fields is to experience a far more alive space than that of the next door park and at least on a par with Chorlton Ees.
2. In this time of environmental decline we need more green spaces for nature to recover, and where people can connect with nature in its most natural state. This proposal would help to ensure another piece of that puzzle.
3. To obliterate this re-wilded space for (another) housing development in an already heavily populated area should probably constitute a crime, again especially so in this time of declining biodiversity. Perhaps not a planning concern but I want to emphasise that this space means both a lot to me and my family, and also the people I meet and have spoken with on Ryebank fields. The threat of building on it seems as unconscionable as if someone was proposing to build on Chorlton Ees, hence why I am strongly in favour of protecting this land with a change of use.
4. Disturbing the site for any development threatens the health not only of that area but of surrounding residents due to the pollutants on the site. This is a risk that can be entirely avoided for all concerned with this proposal.
5. This planned change of use aims not to leave the site as it stands but proposes a range of improvements to make the most of opportunities for education, recreation, and wellbeing. This would make Ryebank fields an even richer asset for the local community and Manchester as a whole.

I would also like to say I fully endorse the statement made by The Friends of Ryebank Fields (FORF) and to thank them for their ongoing stewardship of Ryebank fields.

Please acknowledge receipt of this email.
Yours sincerely
[redacted]

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Outlook

Fw: Planning Reference 143413/FO/2025/Alternative Planning Application to retain Ryebank Fields as a community woodland and meadow.

From Planning [redacted]
Date Thu 10/02/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: Alex Goodall [redacted]
Sent: 01 October 2025 23:22
To: Planning [redacted]
Subject: Planning Reference 143413/FO/2025/Alternative Planning Application to retain Ryebank Fields as a community woodland and meadow.

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Alternative Planning Application to retain Ryebank Fields as a community woodland and meadow.

Planning Reference 143413/FO/2025

Dear planning committee members,

I wish to support the above referenced planning application for the following reasons:

Nature
I live on Longford Road, very close to Ryebank Fields. My family & I regularly walk & jog through the fields. It is such a beautiful, wild, diverse space that is teeming with nature, habits & ecosystems. It is incredibly valued by the community & gives people, young & old the chance to play, explore & exercise in a part of Manchester which is very densely populated & which is becoming busier & more developed all the time.

Traffic & Pollution

The roads around Ryebank Fields are very busy & polluted, particularly at school pick up and drop off & during events at Longford Stadium. I regularly witness idling, excessive parking & speeding on a daily basis. Ryebank Fields offers a welcome retreat & a pocket of space where you can remove yourself from this. A housing development would only add to an already very busy & built up area.

Wellbeing
With mental health issues on the increase, Ryebank Fields also provide a place where people can connect with nature to improve their mental & physical wellbeing. This land was gifted to MMU to be used for recreational purposes. The new planning proposal prioritises biodiversity conservation & reflects the many aspects by which the fields are already used as it is designed around the existing form. A new housing development does not offer this.

Contamination
As a local resident, not only am I very concerned about the contamination that a new development could potentially unearth by exposing residents to hazards, but The Environment Agency has also raised serious concerns about the adequacy of the remediation strategy of a housing development for this piece of land. The alternative planning proposal avoids these risks by retaining the land. In addition to this, Cadent Gas & United Utilities have also both expressed infrastructure concerns relating to the proposed housing development. The alternative planning would avoid any risks to the local residents & continue to provide a biodiverse green space for everyone to enjoy.

Please consider this application & my email. The thought of destroying this greenbelt space breaks my heart.

Yours sincerely,

[redacted]

[redacted]

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Outlook

Fw: In reference to 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [redacted]
Sent: 01 October 2025 23:40
To: Planning [redacted]
Subject: In reference to 143413/FO/2025

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Hello,

I am dismayed to have recently learnt about attempts by landholders Manchester Metropolitan University, in alignment with other developers, to convert the beautiful rewilded space of Ryebank Fields in Chorlton into another soulless block of student accommodation, unlikely to alleviate housing issues or even be accessible to Manchester locals. These efforts contravene the remit MMU should have over the land, and I truly believe that the alternative planning proposal put forward by the friends of Ryebank Fields offers a vision for the preservation of this accessible, important space.

I understand that Ryebank is outside of Salford; however, we are all citizens of Greater Manchester, and every effort to bring biodiversity, green spaces, free escapes to our region benefits all of us. People from Chorlton have every right to be protective over Peel Park, and the same applies. We also all live in a region that will suffer from increasingly chaotic weather and striking temperature increases in the coming decades. It is an incontrovertible fact that, in addition to the tangible and present benefits of being able to enjoy Ryebank today, a space full of woodland and meadow will mitigate the effects of climate change more than a block of concrete, glass and insulation.

It's high time that we gave equal value to the historical legacies of natural spaces; to the good they do us mentally and physically; to the rights of biodiverse wildlife to exist and thrive; and to local people to benefit today and tomorrow from safe, mitigating spaces; as we do to profit-seeking student housing, and I hope you will use your voice should you be given the opportunity to highlight the efforts of the FoRF to provide this path forward.

Further reasons for opposition to further housing developments;

Traffic. The roads surrounding the Fields are narrow and already congested, particularly at peak times. There are cars parked on each side of the narrow roads, in some cases preventing vehicles or cyclists passing and causing frequent conflict. There are two schools adjacent to Fields and traffic worsening at peak times is likely to be a considerable safety issue.

Flooding. Houses and leisure areas near to the Fields are already subject to flooding when there is heavy rainfall. These Fields provide a natural flood defence and their removal will worsen this existing issue.

Air pollution. The streets surrounding these Fields are already above the 85th percentile for pollution in the UK and exceed multiple WHO air pollution limits. A development on Ryebank Fields will result in more cars and increased congestion on these small roads and will worsen this existing issue. This is concerning for residents and children who attend the two adjacent schools. www.addresspollution.org

Loss of green space, biodiversity and effect on climate. We are in a biodiversity and climate emergency. MCC should not allow for a precious natural rewilded space, home to multiple species of flora and fauna and a significant carbon sink to be destroyed when there are existing Brownfield sites in the area which are yet to be developed. The Manchester Core Strategy highlighted the need to preserve all natural and semi natural green spaces in the South of the city and the Local Plan consultation received an overwhelming response that Ryebank Fields should be protected as an important Local Green Space.

Thank you for your time and consideration.

Yours sincerely,

[redacted]

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Fw: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:30
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Growth & Development Directorate
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From: [redacted]
Sent: 01 October 2025 23:45
To: Planning [redacted]
Cc: [redacted]
Subject: 143413/FO/2025

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Dear planning committee members,
Planning Reference 143413/FO/2025
I wish to support the above referenced planning application for the following reasons.

Preserving a green space which is much loved by me and my young family

Preserving the green space and wildlife corridor To provide sustainability for our wildlife

[redacted] next door to the site. Any development will increase pollution and reduce the air quality

Please acknowledge receipt of this email

Yours sincerely
[redacted]

Yahoo Mail: Search, organise, conquer

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Fw: APA 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:31
To Robert Griffin [redacted]

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From: [redacted]
Sent: 02 October 2025 07:38
To: Planning [redacted]
Cc: [redacted]
Subject: APA 143413/FO/2025

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APA 143413/FO/2025

I wish to register my support for the above plan to maintain Ryebank fields as a community resource and green space.

We need green spaces.

Manchester City Council has declared a climate emergency and yet they continue to allow overdevelopment and concreting over our city.

We need green spaces.

The combined plans for Chorlton Baths, Chorlton Precinct and Ryebank Fields is too much. There isn't the infrastructure in the area to support so many new residences.

The fields are currently a peaceful place where I enjoy a morning walk, listening to the declining bird population of robins, chiffchaffs and tits. Our natural environment is dying and you're considering more destruction.

We need green spaces.

We need them for rainwater to lessen flooding.
We need them for our mental health.
We need them for their historical significance.
We need them for our children.
We need them for biodiversity.
We need them for the future.

We do not need them to be concreted over for short term profit to the detriment of us all.

[redacted]

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Outlook

Fw: The Ryebank Fields Alternative Planning Application

From Planning [redacted]
Date Thu 10/02/2025 10:34
To Robert Griffin [redacted]

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Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 01 October 2025 16:54
To: Planning [redacted]
Subject: The Ryebank Fields Alternative Planning Application

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the planning reference: **143413/FO/2025**
[redacted]

To whom it may concern,

I strongly support this planning application. Ryebank Fields is the most important nature reserve which has been rewilded with such uniqueness in the urban Chorlton/Streford area. I discovered this place during the Covid restrictions and it became my place to be. Then I learned a lot about the history, and met a wonderful group of people who are also keen to preserve this place as it is.

It would be a total loss of the community if this place is destroyed as a housing development.
There are lots of little-known facts about how nature's diversity systems connect not only at the surface level but also underground. Even if the development is part of it, keeping the harmony and balance nature created is beyond our understanding and wisdom and beyond our control.

This alternative planning application carefully considers this unique place with respect and care. This will be one of the most important natural assets in this area for the present and future generations to cherish and admire.

I shall be most grateful if you listen to the voices of the community to keep the Ryebank Fields as it is. It is really the heart and soul of the natural part of our community.

I shall also be grateful if you acknowledge my comments and let us know how you are going to deal with our responses.

Yours faithfully

[redacted]

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Fw: planning ref 143413/fo/2025

From Planning [redacted]
Date Thu 10/02/2025 10:41
To Robert Griffin [redacted]

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Growth & Development Directorate
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Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 02 October 2025 10:38
To: Planning [redacted]
Cc: [redacted]
Subject: planning ref 143413/fo/2025

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Dear planning committee members

i wish to support the above referenced planning application for the following reasons

the area supports local wildlife due to its wild undisturbed habitat

the area provides a calm mindful area to support local mental health

provides excellent local community meeting areas

the Nico ditch - history that can not ever be interfered with

i have been playing and walking this areas for decades

it also goes without saying that to disturb this area will bring up a lot of nasty toxic substances that are better left where they are.

please acknowledge this email

[redacted]

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Outlook

Fw: Planning reference143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 12:51
To Robert Griffin [redacted]

Hi Rob,

Please see below comments for Ryebank

Kind regards,

Josh

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 01 October 2025 10:50
To: Planning [redacted]
Subject: Planning reference143413/FO/2025

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Dear planning committee members,

I wish to support the above referenced planning application for the following reasons
- Ryebank Fields are a naturally wilded Natural area, a haven for wildlife, trees and plants.
- Ryebank Fields shares a boundary and compliments Longford Park. Some of the trees in the Fields date from the time John and Enriquetta Rylands lived in what is now Longford Park and are rare and of historical value
-Ryebank Fields are also heavily polluted with dangerous chemicals such as asbestos, arsenic etc. The layer of top soil provided by MCC in the past has provided the growing medium for grasses and scrub for the wilding process but as a local resident, I would be extremely concerned if this

poisonous sub layer was disturbed, especially if attempts were made to remove the sub layer. The thought of these highly toxic substances being transported past residents homes is extremely scary.
- the location of the Fields is not suitable for housing . Public transport, gp facilities, amenities are a considerable distance away, not accessible on foot by physically disabled and older people.
- the Alternative Plan put forward by Ryebank Fields Community is by far the most acceptable option for the future of the Fields. This provides a much needed resource for the both the local and wider community. This leaves the poisonous substances in the ground covered by a layer of vegetation. Building houses on this Greenfield site is not in the interest of local residents. Please consider this submission, thank you.

From [redacted]

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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 12:52
To Robert Griffin [redacted]

Hi Rob,

Please see below comments for Ryebank.

Kind regards,

[redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 01 October 2025 10:56
To: Planning [redacted]
Subject: Re: 143413/FO/2025

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To whom it may concern,

I wish to support the above referenced planning application for the following reasons:

1. The fields are a staple of the community area and used by so many in Stretford and Chorlton, and are better continuing to serve the people of Manchester than becoming flats.
2. The disruption proposed by the urbanisation of this area will harm the wildlife living there, with little alternative for them
3. It is essential to conserve the nico ditch

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

[redacted]

[redacted]

[redacted]

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Outlook

Fw: Planning ref: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 12:53
To Robert Griffin [redacted]

Hi Rob,

Please see below comments for Ryebank.

Kind regards,

[redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: Robert Dick [redacted]
Sent: 02 October 2025 00:50
To: Planning [redacted]
Cc: [redacted]
Subject: Planning ref: 143413/FO/2025

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Dear planning committee members,

Re: planning reference 143413/FO/2025

I wish to support the above referenced planning application.

Rye Banks fields is a community resource that should not be lost.

Previous planning applications for the use of this site do not reflect what is required to protect the fragile environment that Rye Bank fields provides both environmentally and socially. I believe this proposal is appropriate for future for the site and the future of the local environment and community.

Please acknowledge receipt of this email.

Your sincerely,

[redacted]

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Outlook

Fw: Planning Ref 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 12:54
To Robert Griffin [redacted]

Hi Rob,

Please see below comments in support for Ryebank.

Kind regards,

[redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 02 October 2025 11:04
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Ref 143413/FO/2025

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Dear Sir/Madam

Application Summary:
Ryebank Fields
Manchester M21 9WW
Proposal: Change of use of former university playing fields to community woodland and meadow.
Case Officer: Robert Griffin

Customer Details
[redacted]

Comments: I wish to support the above referenced planning application for the following reasons:

1. My understanding is that this land was gifted to the university to be used for recreational purposes, not to be sold for profit and development. This should surely still apply, given that the land was gifted by the city.
2. The plan to keep the land as a community resource would enable us local people to sustain our health, wellbeing, and social interaction in the community, as was intended when the land was transferred to the University.
2. Access to nature and open space is a key aspect of healthy urban living.
3. This application supports the city council's zero carbon target for 2038 which is part of the Climate Emergency declared by the council in 2019.
4. Ryebank Fields is a greenfield site. National policy as well as the Greater Manchester Spatial Framework dictate a brownfield led approach to minimise the loss of green spaces.
5. In my opinion the national shortage of housing can and should be addressed in other ways, without developing greenfield sites, including the use of brownfield, changes to private landlord legislation, and greater migration control.
6. I believe that the best use of this land is for recreation, health, carbon control and biodiversity.

Please acknowledge receipt of my comments.

[redacted]

****
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Outlook

Fw: Planning Application: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 12:55
To Robert Griffin [redacted]

Hi Rob,

Please see below comments in support for Ryebank.

Kind regards,

Josh

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted] [redacted]
Sent: 02 October 2025 12:50
To: Planning [redacted]
Subject: Planning Application: 143413/FO/2025

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Ref: Planning Application: 143413/FO/2025

Dear planning committee members

REYBANK Fields is a wonderful resource and amenity and it would be a very sore loss to the local community, local environment and local wildlife, if were to be built upon and developed

Therefore I wish to support the above mentioned planning application to change its use to a Community woodland and meadow.

Can I please receive an acknowledgement receipt for my comments and support for this application.

Thank you.

[redacted]

[redacted]

****
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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 13:06
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 02 October 2025 13:02
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members,

I wish to support the above planning application for the the following reasons:

- it is a place for wildlife to live
- it is an open place for nature to thrive
- it gives you good access to the outdoors
- it is a natural local place
- it is one step closer to stopping Climate Change

Please acknowledge receipt of this email.

Yours sincerely
[redacted]

****
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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Fri 10/03/2025 13:32
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 03 October 2025 10:49
To: Planning [redacted]
Cc: [redacted] [redacted]
Subject: Planning Reference 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members,

I wish to support the referenced planning application143413/FO/2025 for the following reasons:

The retention of this green space and development into natural meadows with proposed wildlife only zones is a life line for our depleting local urban wildlife. Foxes, hedgehogs, toads, beas, birds, bats, moths... the list goes on. I need this wildlife in my area.

The whole area of Rye Bank Fields remaining a natural space is very important for mine, my family and my neighbour's health. It provides clean, fresh air and space to excersise in a very urban, built up area.

The community raised beds, planting areas, log seating & labyrinth will be an excellent asset to our local community. Helping bringing local residents together and to encourage more urban children to get hands on with nature.

Retaining a natural, green space with natural, unpaved paths for walking is of huge importance to my mental well being. Being able to walk on natural paths in Manchester is of huge benefit to well being and fitness of the communities in the area.

We have an increasing poulation in this area. There are multiple developments of flats and properties on brown field sites in the surrounding area. We have a larger population of people needing access to open spaces and fresh air. This proposed, community led development is vitally important for people, wildlife and improving the quality of the air in our increasingly built up neighbourhood.

Please help us save the few areas of green space we have left.

Best wishes,
[redacted]

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Outlook

Fw: Alternative Planning Application for Ryebank Fields: 143413/FO/2025

From Planning [redacted]
Date Fri 10/03/2025 13:33
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 02 October 2025 19:08
To: Planning [redacted]
Cc: [redacted]
Subject: Alternative Planning Application for Ryebank Fields: 143413/FO/2025

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Dear planning committee members

Re: Planning Ref 143413/FO/2025

I wish to support the above referenced planning application for the following reasons

Protect Biodiversity, Nature & Green Infrastructure
The Fields have naturally rewilded, hosting a wide variety of plant, animal, and insect species (butterflies, bats, birds etc.). Preserving the trees, meadows, woodland contributes to urban wildlife connectivity, helps mitigate heat, improves air quality. The APA aims to retain these natural features.

Mental & Physical Health, Well-Being & Community Amenity
Having accessible green space close to where people live is linked to lower stress, better mental health, more exercise, community interaction. The Fields are well used for walking, informal play, dog-walking, nature walks, etc. The fields have been a major factor in my recovery from a serious spinal issue, both physically and mentally.

The APA emphasises public access, community ownership, educational activities and nature connection.

Climate Resilience, Flooding & Carbon Sequestration
As a wild, green space, Ryebank Fields serves as a carbon sink, helps moderate temperature differences, helps water drainage and so mitigates flood risk. Removing large parts of it, replacing with buildings, roads, soil movement etc could increase flood risk, change local microclimates etc.

Heritage, History, Local Character & Cultural Value
The land has local historical features (for example the "Nico Ditch") which runs through the site. Preservation of these enhances local heritage and gives identity. Local people value the Fields as part of their lived heritage: how the land was gifted, how it has become rewilded, how it supports local memories and events. APA intends to protect and celebrate these. Empowerment, Community Ownership & Democratic Participation
The APA is community-led and funded: it gives local people agency over how the land is used instead of purely letting developers or institutions decide.

Keeping decision-making local and letting the community shape the future helps strengthen social cohesion, fosters ownership, avoids "top down" decisions that may not match local needs.

Please acknowledge receipt of this email.

Yours sincerely
[redacted]

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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Fri 10/03/2025 17:02
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 03 October 2025 16:29
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear Planning Committee

I wish to support the above referenced planning application for the following reasons:

Retention of land as a community resource
Sustainability of natural resource
Retention of historical landmark (the Nico Ditch)
Commitment to (rare) green spaces in Manchester
Avoidance of destruction of nature (e.g. badger setts)
Arboreal sustainability of indigenous species (such as poplar and oak).

Please acknowledge receipt of this email/letter.

Yours sincerely

[redacted]

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Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Mon 10/06/2025 09:14
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 03 October 2025 15:13
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members,

Planning Reference: **143413/FO/2025**

I wish to support the above referenced planning application for the following reasons:
Ryebank fields is a beautifully rewilded natural habitat vital for biodiversity and well-being.
It is a wonderful place to encourage and nurture love for nature in our children, a space where they can explore and let their imagination run wild.
Green spaces have a tremendously healing effect on our mental health as we have all experienced during COVID.
By preserving Ryebank Fields, the Council shows its care and respect for the well-being of its communities and citizens.
It is also a great contributor in mitigating local air pollution and absorbing rainfall.
Please acknowledge receipt of this email/letter.

Yours sincerely

[redacted]

****
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Outlook

Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Mon 10/06/2025 09:14
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 03 October 2025 15:19
To: Planning [redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members,

Planning Reference: **143413/FO/2025**

I wish to support the above referenced planning application for the following reasons:
Ryebank fields is a beautifully rewilded natural habitat vital for biodiversity and well-being.
It is a wonderful place to encourage and nurture love for nature in our children, a space where they can explore and let their imagination run wild.
Green spaces have a tremendously healing effect on our mental health as we have all experienced during COVID.
By preserving Ryebank Fields, the Council shows its care and respect for the well-being of its communities and citizens.
It is also a great contributor in mitigating local air pollution and absorbing rainfall.
Please acknowledge receipt of this email/letter.

Yours sincerely

[redacted]

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Outlook

Fw: Planning reference 143413/FO/2025

From Planning [redacted]
Date Mon 10/06/2025 09:15
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 05 October 2025 13:20
To: Planning [redacted]
Subject: Planning reference 143413/FO/2025

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Dear planning committee members,

Planning reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons:

-It is greenfield land, once it's gone it's gone. Let's make sure we keep our off it so the next generation can enjoy it too.

-greenfield land is not just beautiful, it is essential for biodiversity. Developing Ryebank Fields into brownfield land will help destroy the habitats of countless insect, bird and mammal species and disrupt the ecological balance. Didn't you know that bees and wild nettles are essential to our survival?

-Ryebank Fields generously provides us with free of charge flood prevention services by absorbing and regulating water, and purifies our air! So kind, let's return the favour.

-The lovely old trees were there long before any of us. Who are we to decide it's time for the chop?

-It is essential for my mental health walks - [redacted]. Please don't take away our Ryebank Fields.

Please acknowledge receipt of this email.

Sincerely,

[redacted]

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Outlook

Fw: Support for Planning Application 143413/FO/2025

From Planning [redacted]
Date Mon 10/06/2025 09:15
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 05 October 2025 20:10
To: Planning [redacted]
Cc: [redacted]
Subject: Support for Planning Application 143413/FO/2025

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Dear Planning Committee Members,
Planning Ref: 143413/FO/2025
I wish to support the above referenced planning application for the following reasons:
Ryebank Fields is a vital natural space that supports diverse wildlife and provides an invaluable green sanctuary for the surrounding community. We love it. It is a core feature of our life here in Chorlton.
For years, it has been the place where we come together to walk, reflect, and connect with nature. Preserving this land ensures the wellbeing of both local ecosystems and the people who rely on and cherish this open space.
Please acknowledge receipt of this email.
Kind regards,
[redacted]

****
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Outlook

Fw: Ref. 143413/FO/2025

From Planning [redacted]
Date Mon 10/06/2025 12:26
To Robert Griffin [redacted]

Hi Rob,

Please see below comments in support for 143413/FO/2025 (Ryebank).

Kind regards,

[redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 05 October 2025 10:38
To: Planning [redacted]
Subject: Ref. 143413/FO/2025

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Dear Planning Committee

Planning reference 143413/FO/2025

I wish to show my support for the above planning application. Here's why:

1. This is a vital piece of land for the local area. Providing exercise and helping significantly with mental health

2. There is a catastrophic lack of green space in South Manchester. This application would secure the site for future generations.

3. There are plenty of Brown Feild sites to develop into housing.

4. The Traffic, pollution and noise of a housing development would be acutely disruptive for the local area.

5. This is a place of natural beauty and rich wildlife. To destroy this would be unacceptable.

Please provide acknowledgement of this email.

Many thanks

[redacted]

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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Mon 10/06/2025 12:35
To Robert Griffin [redacted]

Hi Robert,

Please see below comments in support of 143413/FO/2025 (Ryebank).

Kind regards,

[redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 06 October 2025 11:38
To: Planning [redacted]
Subject: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Planning committee members,
Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons.

- The area is one of biodiversity.
- The area is beloved by the community
- The area is used regularly by myself, friends and family
- The area is a welcomed escape from the city life to help with mental health and wellbeing.

Please acknowledge receipt of this email.

Yours sincerely,

[redacted]
[redacted]

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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Tue 10/07/2025 09:20
To Robert Griffin [redacted]

Morning Rob,

Please see below comments in support for Ryebank.

Kind regards,

[redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 07 October 2025 08:27
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Reference 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Planning committee members,

Re:- Planning Reference 143413/FO/2025

I wish to support the above referenced planning application for the following reasons :-

- **Living where I do, every day I witness Ryebank fields being used by happy adults, children and families playing, exercising, walking their dogs, and using the Fields as a safe peaceful route between Stretford and Chorlton.**

- **The fields could continue to host a number of community events such as singing sessions, bat watching, children's trails, nature craft events, therapy sessions, women's walks and community meetings.**

- **In a time when we are encouraged by health professionals and the government to get out and about more in the open and be among nature as a means of helping our physical and mental well being, if successful the community led alternative planning application will help towards ensuring your constituents have one of the most tranquil places around.**

- **This area can become a rich ecosystem in a nature-depleted area of Manchester, ideal for everyone to enjoy each of the above suggestions and many more too.**

- **The development of such an area under the alternative planning application will attract visitors from outside of the area to visit and enjoy healthy recreation thus encouraging people to make greater use of local cycle ways and local transport such as the buses and Metrolink that the Bee Networks has been developed to do so.**

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

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Outlook

Fw: Save Ryebank Fields

From Planning [redacted]
Date Wed 10/08/2025 11:52
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 07 October 2025 21:02
To: Planning [redacted]
Cc: [redacted]
Subject: Save Ryebank Fields

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ALERT This message originated outside of the Manchester City Council network. BE CAUTIOUS before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members,

Planning Reference: 143413/FO/2025

I wish to support the above referenced planning application because it is a wonderful community resource full of an abundance of wildlife and a hugely important green space. To lose it would be a travesty for the area.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

[redacted]

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Outlook

Fw: Re planning reference 143413/FO/2025

From Planning [redacted]
Date Wed 10/08/2025 11:52
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 07 October 2025 22:50
To: Planning [redacted]
Subject: Re planning reference 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir/Madam

This is to state that I welcome the submission of planning application 143413/FO/2025 for Ryebank Fields, submitted by Ryebank Fields Community Group (RFCG), and wish to record my strong support for its aims and vision. It aligns with the Council's stated commitments on climate, health, nature recovery and community wellbeing, and it avoids the significant risks attached to the pre-existing development proposal submitted by MMU and Step Places.

Ryebank Fields is a unique urban greenfield space, rich in biodiversity and local history and deeply valued by the community, as outlined in the Local Green Space application dating back to 2020. For decades, it has provided a natural environment where local people can walk, play, explore, and connect with nature. In a densely built part of our city, the fields and woodlands offer opportunities for physical health,

mental wellbeing, and informal education that cannot easily be replaced elsewhere. These benefits are amplified in a time of climate emergency, biodiversity crisis, and growing recognition of the importance of access to nature for urban communities.

The proposal sets out a positive, credible and deliverable alternative for the future of Ryebank Fields. Rather than erasing this space under housing development, it seeks to enhance and safeguard it as a community-led resource. This approach is consistent with national and local planning policy and also with GMCA and Council aims for Nature Recovery and Climate resilience.

I urge the Council to give full weight to this Alternative Planning Application and to recognise it as the most appropriate future for this important site.

Yours sincerely, [redacted]

****
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Outlook

Fw: Planning Application 143413/FO/2025 for retaining Ryebank Fields as a Community Woodland and Meadow

From Planning [redacted]
Date Wed 10/08/2025 11:52
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 08 October 2025 09:54
To: Planning [redacted]
Subject: Re: Planning Application 143413/FO/2025 for retaining Ryebank Fields as a Community Woodland and Meadow

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Dear sir/madam

I wish to support the above planning application for the following reasons:

1. This space is essential to keep as green belt land, with so many other developments going on in and around Chorlton/Stretford.
2. The strength of feeling from the entire community is palpable whenever you mention that this might be turned into housing. It is in the interests of the people who live here, both past, present and future, to keep the land open for nature and walkers, and sports and outdoor activities, to support the mental health initiatives that advocate for all of the above to be available to people.
3. This has been a communal space for many communities to come together, not just Stretford residents. Large open spaces like this are used to bring together people from other parts of Manchester and beyond.
4. We need to resist the urge to build on spaces that look inviting to property developers, and preserve a natural environment - especially woodland which can take decades, even centuries, to develop.

5. The proposal to maintain and develop Ryeband Fields into a community resource will enhance an area that is already a prized location for many people to move to. Having been a resident of the area for over 30 years, and bringing up a child who's had access to the amenities that this space provides, the freedom of movement, having a feeling of openness that children as well as adults cherish, would only enhance the reputation of the area.

Having been a resident of the area for over 30 years, I fully support the application with plans to retain Ryebank Fields as a Community Woodland and Meadow.

Kind regards

[redacted]

--

[redacted]

****
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Outlook

Fw: 9143413/FO/2025 Rye Bank Fields

From Planning [redacted]
Date Wed 10/08/2025 13:08
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 08 October 2025 13:06
To: Planning [redacted]
Cc: [redacted]
Subject: 9143413/FO/2025 Rye Bank Fields

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9143413/FO/2025

To whom it may concern,

Please support the overwhelming local desire to keep Rye Bank Fields as it is- a much-loved community woodland and green space.

[redacted] with their movement to sell off land that was gifted to them by the council to be used as open recreation space. It's unacceptable for them to flog it for a quick buck to the detriment of the areas wildlife and ecology.

There are a number of a large scale housing developments happening in chorlton and nearby, please leave our green space alone - once all of it's gone, we can't make any more. The projected impact to the animals, birds and trees in the area that would happen should the development be allowed to go ahead is enormously depressing and irreversible.

It's a special place that is beloved by the many who spend time there - an essential respite from the busy traffic of the area.

Yours

[redacted]

****
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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 09:22
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 08 October 2025 12:26
To: Planning [redacted]
Subject: Planning Reference 143413/FO/2025

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Dear Planning Committee,

Planning Ref: 143413/FO/2025

I wish to support the above referenced planning application for the following reasons :

- As a local resident I often use this space for my Health and Wellbeing and to have this site remain in and for the community will benefit myself and others.
- To not let this area be developed and all the natural environment be destroyed for monetary gain with only a small percentage of accommodation for social housing.
- To protect the biodiversity, flora and fauna, insects, animals and birds which inhabit this site from being destroyed.
- To help contribute to mitigating the impact of the climate crisis.
- To help educate and collaborate with schools to secure a better understanding of the importance of spaces such as these for the community benefit and sustain a natural habitat for the future.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

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Outlook

Fw: 9143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 09:22
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 08 October 2025 13:28
To: Planning [redacted]
Cc: [redacted]
Subject: 9143413/FO/2025

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Dear Planning Team

I am writing in support of the above application. This would be really excellent use of this valued community green space and vitally important habitat. In this time of climate, biodiversity and mental health crises, maintaining our existing green spaces has never been more important. This application would open up the space, making it more accessible to even more people.

I recognise that there is a huge demand for housing in this area, but there are hundreds of other households currently being created as we speak in Chorlton, with many other large brownfield sites in the area that are far more suitable for housing development (the old coop funeral building, and the large derelict building by Chorlton High, to name just two). Creating housing can be done almost anywhere, whereas the destruction of this important habitat will undo decades of natural rewilding - which is irreplaceable.

When [redacted] visited the fields recently, he turned to me on entry and delightedly

cried “birds, mummy!”. This is the difference that a truly wild space makes: the birdsong had not been audible on the residential streets or in Longford Park. I beg you to consider the world that our children will grow up in, and accept this application so as to safeguard their planet.

With kind regards
[redacted]

🚨 Time is running out 🚨 to SUPPORT the community-led planning application for Ryebank Fields

✅ PLEASE ACT BY *TOMORROW THURSDAY 9TH OCTOBER*
Submit a supportive response to the planning application: reference 143413/FO/2025

1. ONLINE
- https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpa.manchester.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSZ4TJ8BCGJZ00&data=05%7C02%7Cplanning%40manchester.gov.uk%7C6b7b74646a074d5dd23e08de06662264%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638955232885602388%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=TQ7HOcpjI0IxED0%2BJ9ad2gGg7v1a6jKuUx47%2F5atYeQ%3D&reserved=0
- Click “ *Make a Comment* ”,
- Choose *support* and share your reasons.

2. EMAIL [redacted]
- Include the planning reference number, your FULL NAME, and your ADDRESS.
- Please copy in our team to your emails at:
- We also suggest including your MP in the email

Not one blade of grass!

Website: https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fryebankfieldscommunity.co.uk%2F&data=05%7C02%7Cplanning%40manchester.gov.uk%7C6b7b74646a074d5dd23e08de06662264%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638955232885624099%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ztQVIjkYU9%2F6VEV0s5jDNMUIfwtYqhCkbYdM5mTvd2Q%3D&reserved=0
Email: [redacted]

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Outlook

Fw: SUPPORT 143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 09:22
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 08 October 2025 13:55
To: Planning [redacted]
Cc: [redacted]
Subject: SUPPORT 143413/FO/2025

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To
[redacted] cllr.tina.kirwin-mcginley@manchester.gov.uk, [redacted]

I SUPPORT the following application

143413/FO/2025
Change of use of former university playing fields to community woodland and meadow.
Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields) Manchester M21 9WW
https://pa.manchester.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

My full name and address = [redacted]

I do not live in Chorlton at the moment but was brought up here and have visited regularly for many years (having family and friends still here), and am hoping to return one day, so I care very much about what is happening in and around CCH.

One lesson from the lockdown was that our beloved green spaces do not just provide a very positive contribution to the character and appearance of a local area but are also absolutely essential for our mental health and wellbeing. As such, they should be protected at all costs.

Chorlton and its neighbours are very lucky in that they are home to several green spaces / parks dotted around, which provide a welcome relief from the heavily residential and urban nature of a city area. Sadly though, developers have little respect for nature and our vital connection to it, thinking only in terms of "£"s. This was seen with the earlier application (142223/FO/2025)

Ryebank is a hidden gem, and its wilder nature is more akin to the countryside rather than the more "manicured" parks elsewhere in the area. It is a space in which one can really relax and breathe. It is also home to a wide variety of trees, grasses and flora, as well as insects, mammals and birds. As such it contributes a wealth of biodiversity to the city.

The proposal in this application will ensure that Ryebank Fields remains in community use as a community woodland and meadow, a place that can be enjoyed by the local residents, helping young and old to engage with nature and thus enhance health and wellbeing.

21st century living is STRESSFUL. As we connect more to the virtual world of the internet, we are disconnecting from nature at an alarming rate. This is particularly concerning in the younger generations, although for all age groups, mental health problems are surging. Having a haven such as Ryebank Fields is a way for individuals to find some much needed respite and balance. It helps us to reconnect with nature, not only benefitting us, but hopefully rekindling an interest in protecting its rich biodiversity.

Ryebank Fields is a rich tapestry of heritage, reflecting a history of local people who cared (and still care) about their community, from the Anglo-Saxon Nico ditch to Enriqueta Rylands and then more recently the Millenium Oaks and community orchard.

If this area was developed (as was proposed in the other application), all of this heritage and biodiversity would be lost for ever. How much more beauty, history, heritage, and nature must we destroy before we realise the error of our ways?

As we develop more and more on our green areas, the space allowed for wildlife is slowly being shrunk, bit by bit, to the point that existence for certain species becomes non-viable. Over the last few years, there has been a drastic decline in volume and species type of many animals. Of particular concern are the pollinators.

Please consider that the UK is one of the most nature-depleted countries of the world. 15% of species in the UK is now threatened with extinction (UK State of Nature report 2019).

Also worth considering is the paper "Modification of the landscape by adding artificial structures, habitat changes, fragmentation and alteration have harmful impacts on biodiversity" (Trombulak and Frissell, 2000).

Can we afford to deliberately destroy areas of this green space and displace species?

I am also told that the area contains asbestos and heavy metals. It seems like madness to try developing here.

This special spot of Chorlton/Stretford holds a unique heritage which is part of Manchester's story. It is loved by all those who visit and especially so by the local residents who are finding a positive way in which to protect and enhance its biodiversity and preserve this absolute gem for generations to come.

I urge you to support this application.

Thank you

Sent with Proton Mail secure email.

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Outlook

Fw: Ref 143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 09:22
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 08 October 2025 14:14
To: Planning [redacted]
Subject: Ref 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sirs

My name is [redacted]

I am writing in support of the community led planning application for the following reasons -
1. With other housing developments in the area, there will be insufficient schools, GPs etc with further housing development
2. Great Stone and Longford Road already have high volumes of traffic at school run periods due to numerous local schools, this would create more traffic, jams, pollution and possibly risk to children
3. In a period of climate emergency,. it should be unthinkable to destroy trees and green areas.
4. Manchester and Trafford have multiple brownfield sites for development
5. Ryebank fields is a site of regular community activity.

Please acknowledge receipt of this email.. Thank you.

Regards

[redacted]

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Outlook

Fw: Planning ref 143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 09:22
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 08 October 2025 15:00
To: Planning [redacted]
Subject: Planning ref 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Please save Ryebank Fields. It's a wonderful natural habitat for many animals, insects and flora etc.
To destroy it would be an extreme act of vandalism .
I support the planning application which would save this wonderful place.
From [redacted]

****
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Outlook

Fw: Planning Reference 143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 09:23
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 08 October 2025 16:15
To: Planning [redacted]
Subject: Planning Reference 143413/FO/2025

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Dear planning committee members

With regard to the above planning application I'd like to support the plan and my reasons are:-

The Ryebank Fields Community Group plan to keep the land as a community resource

A safe place for families to enjoy

A safe place for dogs and their owners

To keep and maintain the existing trees for people and wildlife to enjoy

A community garden, especially for those without a garden of their own

A place to walk and enjoy the surroundings with seating areas when you need or want a rest

Please acknowledge receipt of this email

Yours faithfully

[redacted]

[redacted]

[redacted]

[redacted]

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Outlook

Fw: Support for community led planning action

From Planning [redacted]
Date Thu 10/09/2025 09:24
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 08 October 2025 19:28
To: Planning [redacted]
Cc: [redacted]
Subject: Support for community led planning action

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Dear planning team,

I would like to express my support for 143413/FO/2025 , the plan to designated Ryebank Fields as a community led green space. My name is [redacted]

Kind regards,
[redacted]

****
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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 13:39
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 09 October 2025 11:08
To: Planning [redacted]
Subject: 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members,

I would like to express my support for planning application 143413/FO/2025, the plan to preserve Ryebank Fields in Chorlton as a community woodland and meadow. My name is [redacted]
Please acknowledge receipt of this email.
Kind regards.

Sent from Outlook for Android

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Outlook

Fw: Planning application 143413/FO/2025

From Planning [redacted]
Date Thu 10/09/2025 17:14
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 09 October 2025 17:00
To: Planning [redacted]
Cc: [redacted]
Subject: Planning application 143413/FO/2025

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To whom it may concern

As Chair of the Friends of Longford Park (FOLP), and on their behalf, I am writing to express our wholehearted support for the planning application 143413/FO/2025 submitted by the Ryebank Fields Community Group ie to preserve Ryebank Fields as a community woodland and meadow.

The site is greenfield, and one which offers remarkable insights in what can be achieved by nature in thirty years of rewilding. Although we naturally care for Longford Park, It is a carefully manicured space which cannot be compared with the natural space offered by the Fields. We see the proposal as maximising the opportunity to make creative use of such a space.

There is widespread support among the Friends for preserving the Fields as they are- which is why FOLP have consistently opposed any building development on the site.

We have previously expressed our concerns to Manchester (and Trafford) about the impact of the proposed Step Places/Southway building development have on the Park/Conservation Area; the lack of clarity about the boundary and how the trees along it would be protected; and the suggested drainage strategy which may well have an adverse impact on the Park.

None of these concerns would apply if it was to be accepted that the site was not to be built on.

Regards

[redacted]

****
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Outlook

Fw: 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:25
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [redacted]
Sent: 09 October 2025 13:44
To: Planning [redacted]
Subject: 143413/FO/2025

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[redacted]

[redacted]

I wish to support the above planning application 143413/FO/2025 because
The land should be kept as the much loved community resource that it always has been

The Nico ditch is an element of great historical importance

Ryebank Fields contains countless incredibly important natural specimens including Enriqueta's trees, the Aspen Grove and the Orchards

The present plans serve no one but the parties who financially profit. More traffic, more buildings and less nature and wild green spaces - short sighted and depressing plans.

With thanks
[redacted]

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Outlook

Fw: Concerning Planning Reference 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:25
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 09 October 2025 15:35
To: Planning [redacted]
Subject: Concerning Planning Reference 143413/FO/2025

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To whom it may concern,

I'm writing to express my support of planning application 143413/FO/2025, a change of use of Ryebank Fields to a community woodland and meadow. I have read the provided documentation and I am astounded at their findings. Naturally, I was concerned about the loss of such beautiful wildlife to this area of Manchester. Since moving to Stretford, I have often enjoyed the tranquility that Ryebank Fields has to offer and only wish there was more around Manchester. The green space was a large factor in my move to Manchester, especially when compared with my native Birmingham. Truly the land is irreplaceable in what it brings to the community between Manchester and Trafford that I have grown to love so much.

But more so than this, upon reading Dr. Jenna Ashton's Working Research Report, I found myself in disbelief of the extent of the risks involved with developing housing on this land. Traffic around my house between Old Trafford and Emirates Old Trafford is shocking and unsafe, and I dread to think the traffic of this area of Chorlton and the schools surrounding it will be exacerbated further by 120 houses. Adjacent residential areas are already at high risk of flooding from surface water. This will be undeniably worsened by the loss of trees and grassland for more houses and roads. I was also shocked to learn of a historic unregistered landfill on the site of the Fields. Disturbing the site poses danger to public health, as there is no record of what is underground. The report raises concern of

asbestos and methane. These concerns have been validated by the Environmental Agency. It is my belief that these concerns alone provide an irrefutable reason for the woodland and meadow planning application to be confirmed and for housing development to be rejected.

Even without considering the impact on natural habitats, biodiversity, and the wellbeing of residents, significant practical risks are associated with development on Ryebank Fields that would pose danger to a higher number of residences than any housing development could build. I implore the council to approve the planning application and preserve Ryebank Fields.

Many thanks for your time and consideration.

Kindest regards,
[redacted]

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Outlook

Fw: Planning application 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:26
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 09 October 2025 17:41
To: Planning [redacted]
Subject: Planning application 143413/FO/2025

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Dear Sir/Madam,

I am writing as a local resident living close to Ryebank Fields. I am writing to express my support for planning application 143413/FO/2025, to preserve Ryebank Fields as a community woodland and meadow.

There are too few green spaces in Manchester and surrounding areas, and people like myself often make use of Ryebank Fields, where we can relax and socialise in a natural environment.

In addition, I refer you to Friends of the Earth Manchester's statement in support of the planning application:

"I/we welcome the submission of this planning application for Ryebank Fields submitted by Ryebank Fields Community Group (RFCG), and we wish to record strong support for its aims and vision.

Ryebank Fields is a unique urban Greenfield space, rich in biodiversity and local history and deeply valued by the community, as outlined in the Local Green Space application dating back to 2020. For decades, it has provided a natural environment where local people can walk, play, explore, and connect with nature. In a densely built part of Manchester and Trafford, the fields and woodlands

offer opportunities for physical health, mental wellbeing, and informal education that cannot easily be replaced elsewhere. These benefits are amplified in a time of climate emergency, biodiversity crisis, and growing recognition of the importance of access to nature for urban communities.

The proposal sets out a positive, credible and deliverable alternative for the future of Ryebank Fields. Rather than erasing this space under housing development, it seeks to enhance and safeguard it as a community-led resource. This approach is consistent with national and local planning policy and also with GMCA and Council aims for Nature Recovery and Climate resilience.

Specifically:

Biodiversity and Nature Conservation: Surveys by Greater Manchester Ecology Unit have already indicated that ecological value on site has been undervalued in the developer's submission, and Cheshire and Lancashire Wildlife Trusts lobbied for it to be included in the Local Nature Recovery Network. The proposal prioritises biodiversity conservation and enhancement, consistent with the requirement for biodiversity net gain under the National Planning Policy Framework (NPPF).

Contamination and remediation: The Environment Agency has raised serious concerns about the adequacy of the remediation strategy of a housing development proposed for this same piece of land. The proposal presented here avoids these risks by retaining the land in more or less its existing state, maintaining public health and safety without exposing future residents to potential contamination hazards.

Infrastructure constraints: The proposal is designed around the land's existing form and constraints, avoiding the need for disruptive and expensive interventions. United Utilities and Cadent Gas have both flagged infrastructure concerns relating to proposed housing development, including reference to easements and the presence of underground assets. These would create significant risks to the deliverability of housing on the site.

Community value: The proposal reflects the many aspects by which the fields are already used and loved by local residents, as detailed in the Local Green Space proposal we first submitted in 2020, and a refreshed version in 2024. This can be viewed on our **website**

This proposal builds on that history by proposing a range of improvements to make the most of opportunities for education, recreation, and wellbeing. This accords with both local policy aims for healthier communities, and with national recognition of the importance of valued open space, nature connection, and historic features.

Heritage and stewardship: Albeit not a planning consideration, it is important to note that this land was originally in public ownership and was gifted by Manchester City Council to the former Manchester Polytechnic, following publicly funded remediation to make it safe for public access. There is a strong moral case for ensuring that its future serves public benefit rather than private profit. The plan provides a clear route for community stewardship and long-term sustainability.

In conclusion, this submission is a credible, forward-looking proposal. It aligns with the Council's stated commitments on climate, health, nature recovery and community wellbeing, and it avoids the significant risks attached to the pre-existing development proposal submitted by MMU and Step Places.

I therefore urge the Council to give full weight to the Alternative Planning Application and to recognise it as the most appropriate future for this important site."

Kind Regards

[redacted]

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Fw: planning application 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:26
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
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From: [redacted]
Sent: 09 October 2025 21:12
To: Planning [redacted]
Subject: planning application 143413/FO/2025

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Planning Department
Manchester City Council
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PO Box 532
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Manchester M60 2LA

RE: Please replace my previous Support for the Alternative Planning Application to Retain and Protect Ryebank Fields 143413/FO/2025 with this one. My previous submission was written in haste to meet the unfair, challenging deadline of October 2nd.

Dear Sir/Madam,

I am writing to express my strong support for the alternative proposal that seeks to preserve Ryebank Fields as a protected, nature-rich green space for the benefit of local people, wildlife, and future generations.

In doing so, I also register my firm objection to developing this **green field status** land, which would see this ecologically sensitive and contaminated land turned over to housing development. The alternative vision — which protects and enhances the site's biodiversity, ecological value, and public accessibility — is far more aligned with Manchester's environmental commitments and the needs of its communities. It is a unique and environmentally sensitive area that provides essential ecological, health, and climate-related benefits to our city and to priorities related to the climate emergency.

Ryebank Fields contains rare meadow grassland, which is increasingly scarce in the UK. According to the conservation charity Plantlife, we have lost over 97% of our species-rich meadows— a staggering reduction that has decimated pollinator populations and many other wildlife species.

The grassland on this site is home to a wide variety of native plants and supports bees, butterflies, birds, and small mammals. This type of habitat takes decades, if not centuries, to establish and cannot simply be replaced elsewhere. Once it's gone, it's gone.

Contaminated Land – A Serious Health Risk

This site was historically used for waste disposal, and multiple surveys have confirmed that **dangerous contaminants** lie beneath the surface. These include:

- **Asbestos**, including friable forms that pose a serious airborne risk if disturbed
- **Heavy metals** such as lead and arsenic
- **Carcinogenic hydrocarbons (PAHs)** and other industrial waste by-products

Developing this land would disturb the soil and potentially release hazardous materials into the air, endangering workers, future residents, children at the adjoining primary school and the wider community. There are very real risks of **airborne contamination** and **groundwater pollution**.

It is unacceptable to put public health at risk when safer, uncontaminated, brownfield development alternatives exist elsewhere in the city.

A Natural Defence Against the Climate Crisis

Ryebank Fields acts as a natural defence against the growing impacts of climate change. The area helps absorb rainfall, reduce flood risk, and cool the surrounding neighbourhood during heatwaves — which are increasing in frequency.

Green spaces like this one also serve as vital carbon sinks and play a direct role in improving local air quality. Destroying them undermines Manchester's own environmental targets, including its pledge to become a **zero-carbon city by 2038**.

Community and Wellbeing

Aside from its ecological value, Ryebank Fields is a much-loved space for local residents. It provides opportunities for walking, relaxation, wildlife watching, and connecting with nature — all of which are known to improve physical and mental health.

Conclusion

This alternative application to protect and preserve Ryebank green field is compatible with Manchester's climate goals, public health responsibilities, and environmental duty. Building on Ryebank Fields would:

- Destroy increasingly rare and ecologically important meadow habitat
- Disturb land known to contain hazardous waste and asbestos
- Increase flood risk and contribute to the urban heat island effect
- Strip away a green asset vital to local wellbeing and biodiversity

I urge Manchester City Council to act for the local community who vested you with a trusted power to act in our best interests and therefore protect and preserve Ryebank Fields and it's features of natural and historical sigmificance..

Sincerely,
[redacted]

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Fw: Alternative Planning Application for Ryebank Fields: 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:26
To Robert Griffin [redacted]

Information, Delivery & Support Team
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Growth & Development Directorate
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From: [redacted]
Sent: 09 October 2025 21:33
To: Planning [redacted]
Subject: Alternative Planning Application for Ryebank Fields: 143413/FO/2025

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Planning Department
Manchester City Council
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PO Box 532
Town Hall Extension
Manchester M60 2LA

RE: Planning Application 143413/FO/2025

Dear Planning Officer,
I am writing to express my support for the alternative planning application 143413/FO/2025 which seeks to preserve Ryebank Fields as a rare and irreplaceable urban green space that plays a vital role in supporting biodiversity, mitigating climate change, and preserving public health. The ecological, environmental, and public safety risks associated with developing this land are both significant and deeply concerning. The alternative plan protects features of historical and natural significance.

1. Environmental Importance of Ryebank Fields

Ryebank Fields functions as a vital urban wildlife corridor and a locally significant ecosystem. The area is home to a diverse range of flora and fauna, including bats, owls, foxes, hedgehogs, and numerous species of birds and invertebrates. A recent ecological survey revealed:

- Over 140 species of plants, including several native wildflowers supporting pollinators
- At least 4 species of bat, protected under the Wildlife and Countryside Act 1981
- Presence of priority species listed under the UK Biodiversity Action Plan (UKBAP), such as hedgehogs and song thrushes
- A mosaic of habitats including grasslands, scrub, and mature trees which are crucial for nesting and foraging wildlife
- Crucially, Ryebank Fields contains meadow and semi-natural grassland, one of the rarest and most threatened habitats in the UK. According to conservation bodies such as Plantlife and the Wildlife Trusts, 97% of wildflower meadows have been lost since the 1930s — that's over 7.5 million acres of species-rich grassland destroyed due to development and intensive agriculture. These habitats are irreplaceable in ecological timescales and support a wide array of pollinators, birds, and invertebrates that are increasingly under threat. Every remaining meadow fragment is of national conservation value and must be protected from destruction.
- Ryebank Fields also contributes to the city's urban cooling, absorbs CO_2, filters pollutants, and helps manage rainwater, reducing the risk of surface flooding. Green spaces such as Ryebank are essential to Manchester achieving its zero-carbon by 2038 target.

2. Public Health and Environmental Contamination Risks

One of the most pressing concerns is the presence of contaminated land beneath Ryebank Fields. Historically, this site was used as an infill tip, and multiple investigations have confirmed buried industrial waste, including asbestos and toxic materials such as arsenic, lead, hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs).

Reports have revealed:

- The land contains friable asbestos, a highly dangerous form which can become airborne when disturbed
- Ground samples have shown elevated levels of heavy metals that exceed safe thresholds for residential development
- Risk of leachate contaminating nearby groundwater and local ecosystems, including the adjacent Longford Brook catchment

The development of this site risks disturbing these materials, releasing harmful substances into the air and water systems. This poses a direct threat to construction workers, future residents, and the existing community, particularly children and vulnerable groups. Once airborne, asbestos fibres can remain suspended for hours and pose long-term cancer risks through inhalation.

3. Climate Resilience and Urban Well-being

Manchester is facing a growing climate emergency. Preserving and expanding green space is a key strategy for urban climate resilience. Ryebank Fields acts as a carbon sink, a natural floodplain, and a buffer against heatwaves.

Removing this space for housing not only contradicts Manchester's stated environmental goals but worsens urban heat island effects and reduces the community's access to nature, which is vital for mental and physical health. Studies show that people living near green spaces are significantly more likely to report better health outcomes and lower stress levels.

The UK is facing unprecedented green space loss within a context of a very real climate emergency. Recent evidence shows that the UK has to be the fifth worst country in Europe for loss of green space to development. Between 2018 and 2023, the UK lost approximately 604 square kilometres of nature and farmland to built developments — an area roughly equivalent in size to the New Forest. (The Guardian)

Even national landscapes (areas with special protection) in England, Wales, and Northern Ireland saw around 12 km² lost in that same period. (The Guardian)

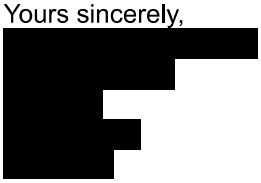
4. Safer Alternatives and Sustainable Planning

The development of Ryebank Fields is not sustainable, either environmentally or ethically. Brownfield alternatives are more appropriate for new housing developments, especially those without serious contamination risks.

In light of the risks to biodiversity, public health, climate targets, and community well-being,

Let us not sacrifice our last few urban wild spaces for short-term gain at the expense of long-term health and sustainability.

Yours sincerely,



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Outlook

Fw: Comments for Planning Application 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:26
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 09 October 2025 22:47
To: Planning [redacted]
Subject: Re: Comments for Planning Application 143413/FO/2025

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Dear Mr Griffin

Thanks for sending me a copy of my comments Please note the final comment should read:

These kind of places, with their wildflowers, trees, birds, insects, must be preserved and protected - to help restore the balance in the city's environment and address the problems caused by a lack of similar woodlands and community meadows in many parts of Manchester.

Many thanks
[redacted]

On Thu, 9 Oct 2025, 22:28 , [redacted] wrote:

> # Comments for Planning Application 143413/FO/2025
>
> Dear Sir/Madam,
> [redacted]
> You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.
> Comments were submitted at 09/10/2025 10:28 PM from [redacted]
>
> **Application Summary**
>
> | | |
> |---|---|
> | Address: | Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields) Manchester M21 |

	9WW
Proposal:	Change of use of former university playing fields to community woodland and meadow.
Case Officer:	Robert Griffin

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	[redacted]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	I am writing in support of the plan. This much loved and well used green space is very important for those who use it and for the well-being of the whole of the city. These kind of places, with their wildflowers, trees, birds, insects etc, must be preserved to help restore the lack of balance in the city's environment.

Kind regards

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Outlook

Fw: Regarding change of use of Ryebank fields Ref: 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:27
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 09 October 2025 23:08
To: Planning [redacted]
Subject: Regarding change of use of Ryebank fields Ref: 143413/FO/2025

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To whom this may concern,

I discovered the unique urban wild space of Ryebank fields many years ago whilst looking for blackberries to forage and have loved it ever since!
Now, as an older single woman with some health challenges and with Ryebank's future under threat, I value this healing place even more. There is no other wild space so close to where I live, and accessible by foot or bike. I feel safe there.
I have attended many memorable community events, including a magical evening walk, culminating with singing in the aspen grove with friends and strangers, feeling such gratitude, and hardly believing I was in Old Trafford.
I look forward to the possibility of many more community events here.

Ryebank Fields is a gathering place for healing, celebration and education whilst respecting the land and its inhabitants.
Our health is our wealth.
We are united and strengthened by the strong vision that the community-led alternative planning proposal offers.
The benefits are clearly spelled out in this proposal alongside the dangers of the loss of this precious community space.

I feel excited by the vision the proposal offers the community for the future.
This is why I wholeheartedly support this alternative planning proposal and urge you to do the same.

Many thanks for your time.

[redacted]

[redacted]

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Fw: Planning Reference: 143413/FO/2025

From Planning [redacted]
Date Fri 10/10/2025 11:27
To Robert Griffin [redacted]

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Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [redacted]
Sent: 09 October 2025 23:34
To: Planning [redacted]
Cc: Jarman, David [redacted]
[redacted]
Subject: Planning Reference: 143413/FO/2025

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Dear planning committee members

Planning Reference: 143413/FO/2025

As a [redacted] I am in full support of this fantastic and utterly refreshing planning application.

It is a planning application with Community and Conservation at its heart.

In prioritising biodiversity conservation and enhancement, it is consistent with the requirement for biodiversity net gain under the National Planning Policy Framework (NPPF).

Serious concerns for mine and my family's health, regarding remediation strategies for housing from another pre-existing development proposal are completely avoided with this planning application as it seeks to retain the land, by and large, how it currently is, maintaining public health and safety without exposing existing and future residents to potential contamination hazards.

This application also avoids the proposed destruction of a quiet Trafford cul-de-sac, and a well-loved community garden and meeting space.

Ryebank Fields are widely used by many varied members of the local and wider community and this planning application seeks to enhance the experience of this wonderful Local Green Space, introducing new opportunities for education, recreation, and wellbeing.

I do not doubt that Manchester County Council and their Planning Committee would be celebrated now and for many generations in the future for taking an active stance to preserve the precious little green and wild space there is in the city of Manchester.

Manchester needs to preserve the rapidly depleting Green Space that it has, and supporting this planning application would be the perfect opportunity for the Council to demonstrate to the general public that it is fully engaged with its commitments on climate, health, nature recovery and community wellbeing.

I urge the Council to embrace this planning application and give their full endorsement as the most appropriate future for Ryebank Fields.

Please acknowledge receipt of this email/letter.

Yours sincerely

[redacted]

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Outlook

Fw: Ryebank Fields

From Planning [redacted]
Date Fri 10/10/2025 11:27
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 09 October 2025 23:43
To: Planning [redacted]
Subject: Ryebank Fields

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear [Planning Officer/Committee],
I am writing to as a young adult who has lived most of my life in the residential locality around Ryebank Fields and have experienced how important it is for young people to have access to green space that is respectfully shared with wildlife and nature. I wish to express my strong support for the alternative planning application for Ryebank Fields, which seeks to retain this vital area of green land as a community woodland and meadow rather than allowing it to be lost to development.
Ryebank Fields is an important ecological and social asset. It provides a haven for wildlife, supports biodiversity, and offers local residents essential access to natural green space for health, wellbeing, and recreation. The retention of such spaces is crucial at a time when urban communities increasingly suffer from disconnection with nature.
This local issue also reflects a wider national concern. The UK has one of the worst records in Europe for green space loss, ranking as the **5th worst country for conversion of green land to development**. According to research by the European Environment Agency and national conservation organisations, the continued erosion of natural areas threatens biodiversity, climate resilience, and community health. Every piece of green space that is lost to development contributes to this national crisis.
Transforming Ryebank Fields into a managed community woodland and meadow would deliver long-term benefits that far outweigh short-term gains from development. Such a

project would:

- Protect existing habitats and promote biodiversity recovery.
- Provide a natural carbon sink, contributing to climate change mitigation.
- Offer educational and recreational opportunities for schools, families, and community groups.
- Enhance the health and wellbeing of residents through access to nature and green exercise.
- Safeguard a shared community asset for future generations.

At a time when councils are being urged to act on climate and biodiversity emergencies, the preservation of Ryebank Fields represents a forward-looking, responsible choice. Approving this alternative plan would show genuine leadership and commitment to sustainability, in line with local and national environmental priorities.

I therefore respectfully urge the planning committee to support the alternative application and protect Ryebank Fields as a community woodland and meadow.

Yours sincerely,

[redacted]

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Planning Support re application Manchester 143413/FO/2025

MANCHESTER
Planning Growth and Development
Manchester City Council
PO BOX 532
Manchester M60 2LA
[redacted]

[redacted]

9 October 2025

To whom it may concern,

RE PLANNING APPLICATION – CHANGE OF USE OF FORMER UNIVERSITY PLAYING FIELDS TO COMMUNITY WOODLAND AND MEADOW / RYE BANK ROAD Planning Application Reference Manchester 143413/FO/2025

I am writing to you to SUPPORT the above application for proposed change of use at Ryebank Fields in Chorlton.

The proposed application would protect and preserve a valuable and irreplaceable wildlife habitat and informal play area that the residents of Manchester and surrounding places cherish. The proposed application would help protect the valuable, rare, unique ecological habitat that is Ryebank Fields.

Manchester Council, through their Local Planning Authority powers and Planning Committee have the ability to and should approve the proposed application to help protect their residents and the local environment.

I am a development professional with 22 years experience and I set out below my reasons and material planning considerations for my support

1) The proposed scheme would result in the protection and preservation of valuable, wildlife rich greenspace. The council should be upholding and **protecting of greenspaces**, and areas of recreation, especially in re-naturalised, informal settings i.e. non park settings such as Rye Bank Fields. Ryebank Fields is a rare, unique and beautiful space that has evolved over the last 30 years. This is a completely different ecosystem and natural space than say the neighbouring Longford Park, which in habitat and species rich terms is poor, managed and by its very nature not natural. Manchester's own core strategy recognises the importance of natural and semi natural

green spaces and identified that there was a lack of such valuable spaces in South Manchester.

2) Protecting against future loss of Amenity. Ryebank Fields is a tranquil and calm green oasis in the midst of Chorlton and South Manchester. Walking through the green space has health and wellbeing benefits for the many people who see it when they walk through and past. It supports biodiversity and attracts wildlife and pollinators. Officers and Planning Committee members should visit the site and see for themselves how genuinely different, and awe inspiring this natural place is.

3) As well as the preserving greenspace the proposed application would see a **the protection and nature conservation of protecting trees and biodiversity.** The Ryebank Fields site has an incredibly valuable mosaic of natural and re-wilded habitats, woodland, aspen grove, grasslands and scrub habitat areas. There is a huge variety of very valuable floral and fauna including **rare and protected species, bats, badgers, breeding birds and hedgehogs.** The Aspen Grove, the deciduous woodland, the meadows and associated flora and fauna. There is also a very rare Black Popular tree in the application site and a very important and ecologically significant hedgerow. We (myself and my family) are regular visitors to the fields from Altrincham with our 5 year old daughter and 3 year old son and they love playing and exploring the natural space. It helps with wildlife understanding, creative play and connections with nature that are impossible in traditional parks i.e. Longford Park.

4) The site should be a **Local Green Space Designated Area** as the criteria for such as designation are met by the site. An ecological study commissioned on the site sets out the myriad of real, evidence-based benefits and value the current wildlife area provides. The area supports the Greater Manchester Draft Local Nature Recovery Strategy; the Greater Manchester Biodiversity Action Plan; the Manchester Green and Blue Infrastructure Study; and GM 5 year Environment Plan.

5) A published report by Dr J. A. Ashton of University of Manchester in 2020, titled '*A Working Research Report on Ryebank Fields: Its uses and impacts'*, found the followings

    a. It is clear from surveys and organisation feedback that the immediate future of Ryebank Fields requires protecting, with steps put in place to acknowledge the site as an urban nature reserve and to support its management accordingly. It is important to keep the site as a semi-natural space, as this offers a unique space for activity, pleasure and wellbeing.
    b. Ryebank Fields already achieves many of the policy objectives within the Age Friendly and Green and Blue Spaces strategies. The City Council has an exciting opportunity with Ryebank Fields to work with its owner MMU, to ensure an on-going site of engagement, learning and healthy ageing within this community, and activate a flagship project worthy of national and international celebration.
    c. Ryebank Fields, once an industrial clay-pit, turned landfill site and now a reclaimed wildlife haven could be highlighted as a flagship project to help tackle

Manchester City Council's Climate Emergency declaration and fulfil MMU's commitment, in their Environmental Sustainability Policy, to "protect and enhance biodiversity across the University and promote it benefits for students, visitors and local communities."

d. report has outlined how the unique qualities of Ryebank Fields enable individual and community wellbeing, integration, healthy ageing and intergenerational learning and skills sharing. It shows how Ryebank is an asset for the promotion of a more caring and nurturing community, community integration, intergenerational exchange, understanding and appreciation of urban nature and wildlife.
e. The danger of losing this site would lead to increased or worsened mental health issues, greater social isolation, decreased physical activity, Nature Deficit Disorder, decreased community cohesion, decreased care for place and local spaces, mistrust of policy makers, council representatives and the local Higher Education Institute, MMU

6) The proposals and would help guard against increased **flood risk and local drainage issues**. There is **not sufficient capacity in the physical infrastructure,** drainage and sewerage systems in Chorlton, this has been shown with recent flooding and sewerage failures. This situation would be made significantly worse through the loss of land that could absorb the water with trees and vegetation and making this worse so by preserving and protecting the land this helps mitigate future floods with its natural environment, species and flood benefits.

7) The proposed application could help **alleviate air pollution and local air quality**. With the natural trees and vegetation sinks that could assist with extraction of airborne pollutants and would improve air quality.

8) The site is very strongly believed to have part of the Nico Ditch on it. This is an incredibly significant factor in heritage terms. The Nico Ditch is registered as a scheduled Ancient Monument with Historic England. This is a hugely significant historic physical artifact on the site and the proposals to protect the site as community woodland and meadow would help protect and guard against this rare and special historical archaeological feature.

There are key material reasons why Manchester City Council should approve the proposed planning application, there is no clear grounds on its refusal. My support letter sets out these and why it is so important that officers and elected members consider the application on its merits and the ongoing protection the change of use would bring to local residents and the protection against loss of wildlife of loss of such a valuable, climate resilient, rare ecologically biodiverse habitat and irreplaceably greenspace.

Regards

[redacted]

Outlook

Fw: Planning application reference 143413/FO/2025

From Planning [redacted]
Date Mon 10/13/2025 09:11
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 09 October 2025 13:00
To: Planning [redacted]
Subject: Planning application reference 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear planning committee members,

I would like to express my support for planning application 143413/FO/2025, the plan to preserve Ryebank Fields in Chorlton as a community woodland and meadow. My name is [redacted]
Please acknowledge receipt of this email.

Sent from Outlook for iOS

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Outlook

Fw: Planning feedback

From Planning [redacted]
Date Mon 10/13/2025 15:20
To Robert Griffin [redacted]

Hi Rob,

Please see below.

Kind Regards,

Morgan

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 09 October 2025 21:19
To: Planning [redacted]
Subject: Planning feedback

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To whom it may concern

Ref- 143413/FO/2025

I am writing in full support of this planning application for Ryebank Fields. What a refreshing and wonderful idea to use this wild green space for the health and well being of Manchester and Traffords local communities.

Your planning team and the council will be celebrated now and for many generations in the future for taking an active stance to preserve the precious little green and wild space there is in the city of Manchester. The landowners can then decide what direction to take.

It is a travesty to chop the trees down and bulldoze this beautiful site.

Well done to the local community for creating this planning application- I can't see any reason in planning terms that this cannot be agreed. There are no changes to amenities required, no loss of existing communities or bull dozing through existing cul-de-sacs, no un-thought out incongruous blocks ruining the surrounding pleasant street scenes.

It is wonderful. [redacted]

[redacted]

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Fw: Planning Reference 143413/FO/2025 (Rye Bank Fields)

From Planning [redacted]
Date Mon 10/20/2025 09:05
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 17 October 2025 11:39
To: Planning [redacted]
Cc: [redacted]
Subject: Planning Reference 143413/FO/2025 (Rye Bank Fields)

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[redacted]

Re: Planning Ref. 143413/FO/2025 (Rye Bank Fields)

I support the above application for the following reasons:

1) A habitat for birds and wildlife
2) A natural space that can be enjoyed by locals
3) Trafford Rye Bank Community Garden is popular and much-used.
4) Building houses on the land would result in gridlock on surrounding roads

Regards,

[redacted]

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Fw: Planning reference: 143413/FO/2025

From Planning [redacted]
Date Thu 09/25/2025 19:57
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 25 September 2025 17:48
To: Planning [redacted]
Cc: [redacted]
Subject: Planning reference: 143413/FO/2025

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Dear Planning Department,

I am writing to formally object to the proposed planning application for development on Ryebank Fields.

As a local resident and regular user of the space, I strongly believe Ryebank Fields should be retained and protected as a vital area of woodland and meadow. I use the fields frequently for running and walking, and they offer a peaceful, biodiverse green space that contributes significantly to the wellbeing of the community and the local environment.

Ryebank Fields is not just a recreational space—it is a haven for wildlife and a rare example of urban meadowland. Its ecological value and role in supporting mental and physical health for residents cannot be overstated. Once lost to development, this unique habitat cannot be replaced.

I urge you to reject the planning application and instead support the preservation and enhancement of Ryebank Fields as a protected natural space for future generations.

Thank you for considering my objection.

[redacted]

[redacted]

[redacted]

[redacted]

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Fw: Planning ref 143413/FO/2025

From Planning [redacted]
Date Thu 10/02/2025 10:29
To Robert Griffin [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 01 October 2025 18:37
To: Planning [redacted]
Subject: Planning ref 143413/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear sirs , I hear by in writing completely object to re development of the green site Ryebank fields, I have been living and using this green space with my family and dogs for my entire life having lived in this area for 47 years.
It is a natural habitat for many wildlife species not to mention the flora and contribution to health and well being of all populations.
It is an absolute disgrace that MMU who were given this land for free from the proprietor sir John Rylands intend to sell it for nothing more than financial gain, profit and greed.
This at the expense of literally lives of birds and animals and trees in an area which has limited green space to start with.
I for one will be determined to keep this sacred green space for those who it belongs to which is everyone to be used for recreation, leisure and habitat.

Yours sincerely

[redacted]

Sent from Outlook for Android

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