

Comments for Planning Application 143413/FO/2025

Application Summary

Application Number: 143413/FO/2025

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

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident of [REDACTED] I have had the privilege of enjoying Ryebank fields on a daily basis. I witness how the community use and engage with the natural space and how they nurture and protect it. It is a loved local asset that is now a rewilded green space with potential to be further enhanced to aid nature recovery.

In a densely built part of Manchester and Trafford, the fields and woodlands offer opportunities for physical health, mental wellbeing. 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. This planning application 143413/FO/2025 is consistent with national and local planning policy and also with GMCA and Council aims for Nature Recovery and Climate resilience.

Ryebank Fields is a greenfield site 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. There are more appropriate areas to build new housing that avoid the significant risks attached to the proposal submitted by MMU and Step Places for Ryebank fields.

Ryebank Road and Longford road already suffer heavy traffic and associated issues which are particularly concerning when considering the safety of St John's school students. Members of the public have evidenced road safety issues created by vehicles during the survey events

commissioned by Stepways / MMU. I am therefore concerned that there is not appropriate thought for how increased housing and consequential car usage would impact the local area including the adjacent primary school.

There are infrastructure concerns associated with MMU / Stepways building proposals. 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. United Utilities have advised that the flooding experienced by Chorlton residents would worsen with housing developments. This application to retain Ryebank fields as a community woodland and meadow would allow them to continue to act as a natural floodplain.

I am concerned for the loss of trees, bushes, wild grassland and habitats any development would result in. The Stepways suggested housing development will destroy mature trees, rewilded grassland and currently the rare aspen grove, as well as the Community Pocket Garden recognised as a local community asset at the end of Trafford's Ryebank Road. Surveys by Greater Manchester Ecology Unit have already indicated that ecological value on Ryebank fields has been undervalued in the developer's submission (142223/FO/2025), and Cheshire and Lancashire Wildlife Trusts lobbied for it to be included in the Local Nature Recovery Network. This alternative proposal (143413/FO/2025) prioritises biodiversity conservation and enhancement, consistent with the requirement for biodiversity net gain under the National Planning Policy Framework (NPPF).