

lexington

**Step Places & Southway
Housing Trust
| Ryebank**

Phase 1 Consultation – Interim Summary Report

March 2023





Contents

1.0 Overview	2
2.0 Consultation Programme	3
2.1 Stakeholder engagement	3
2.1.1 Engagement with local community representatives	3
2.2 Consultation Promotion	4
2.2.1 Leaflets to nearby residents and local businesses	4
2.2.2 Press release to local media	4
2.2.3 Social Media	5
2.3 Feedback channels	5
2.3.1 Consultation Website	5
2.3.2 Consultation email	5
2.3.3 Community Information Line	5
2.3.4 Public Exhibitions.....	5
3.0 Feedback Received	6
3.1 Summary of Feedback	6
3.2 Feedback of note.....	6
3.3 Feedback Forms	6
3.4 Feedback Forms Overview.....	7
3.4.1 Overall Support/Objection	7
3.4.2 Response to Question 1	8
3.4.3 Response to Question 2.....	8
3.4.4 Response to Question 3.....	9
3.4.5 Response to Question 4.....	9
3.4.5 Response to Question 5.....	10
3.4.6 Response to Question 6.....	10
3.5 Free text examples.....	12
3.6 Community Information Line	35
3.7 Emails.....	35
3.8 Public Exhibition.....	35
4.0 Conclusions	36



1.0 Overview

This summary report has been prepared by Lexington, on behalf of Step Places and Southway Housing Trust to provide an overview of the initial stage of consultation carried out, and the subsequent response it has received, for their community-led residential development on Ryebank Fields, Chorlton.

This document includes:

- An overview of the engagement carried out with local stakeholders, including information on the meetings and the key takeaways.
- Information on the methods undertaken to promote the consultation, including leaflet drop, social media advertisements and dedicated project website.
- A report on the exhibition events carried out during the consultation period, including attendance and notable attendees/comments.
- A report on the coverage the consultation received in the media.
- Detailed analysis of the feedback received during the consultation period, with key themes and comments presented into an accessible format for review by the project team.

A summary of the activity undertaken during the consultation period is below:

- Early engagement and awareness raising with local councillors from Manchester City/Trafford Councillors, local community groups, relevant members of Manchester City Council's Cabinet and both Jeff Smith MP and Kate Green (formerly the Member of Parliament for Stretford and Urmston).
- A bespoke consultation website (ryebankfieldsconsultation.co.uk) provided further information on the proposals, as well as a facility to submit feedback via an online form.
- A leaflet was distributed to the closest 7,500 commercial and residential properties that provided an overview of the plans and explained how feedback could be given.
- A press release was issued to local news outlets to publicise the plans and the public consultation.
- An email address (ryebankfieldsconsultation@havingyoursay.co.uk) was available throughout the consultation period for those wanting to correspond with the development team.
- A community information telephone line was available throughout the consultation period for those wanting to speak with the development team. The community information telephone line also served as an accessible and inclusive channel for residents and stakeholders without internet access.
- Two public exhibitions were held during the consultation period, with members of the development team available to answer any questions from residents.

This report explains the methods used to engage with the community and summarises the feedback received.



2.0 Consultation Programme

The consultation launched on Monday 23rd January and closed on Friday 10th February 2023, providing the community with just under three weeks to provide their feedback.

The consultation invited comments from the community and local stakeholders on the proposals for new residential and community space. To ensure the consultation process was accessible to all interested parties and groups in the area, several activities were employed, including:

- Engagement with local community representatives
- Leaflets to nearby residents and local businesses
- Press release to local media
- Consultation website
- Consultation email
- Consultation freepost address
- Freephone community information line
- Public exhibitions
- Social media

2.1 Stakeholder engagement

Step Places and Southway Housing Trust undertook comprehensive engagement with local stakeholders to ensure that the scheme reflects the needs of the community prior to the launch of the consultation. This section provides an overview of the meetings which took place.

2.1.1 Engagement with local community representatives

Before engaging with the community, Step Places and Southway Housing Trust contacted key political and community stakeholders in October and November 2022, to introduce the scheme and receive initial feedback on the proposals.

These included:

- Jeff Smith MP (Lab, Manchester Withington) and Chorlton ward councillors (MCC).
- Councillor Gavin White (Lab, Old Moat) – Executive Member for Planning at MCC
- Chorlton Community Land Trust (CCLT)
- Bronwen O'Donoghue – Headteacher of St John's RC Primary School
- Longford ward councillors (Trafford Council)
- Manchester Intergenerational Co-Housing Group
- Councillor Joanne Midgely (Lab, Chorlton Park) – Deputy Leader MCC
- Kate Green – Former MP for Stretford & Urmston
- Trafford Rye Bank Residents Association
- Friends of Ryebank Fields (FORF)



2.2 Consultation Promotion

Following a period of engagement with local stakeholders, Step Places and Southway Housing Trust issued a leaflet in December 2022 to inform the local community that the engagement had occurred and offering early notification of the upcoming consultation in the new year.

The initial stage of public consultation on the proposals was launched on Monday 23rd January. The activity conducted during this period is outlined in the subsequent sections.

2.2.1 Leaflets to nearby residents and local businesses

A leaflet was distributed to the 7,500 residential and business addresses closest to the site on Monday 23rd January, to publicise the public consultation launch and promote the community exhibition. The distribution area covered properties within both Manchester City Council and Trafford Borough Council boundaries and ensured that those most likely to be interested in the proposals, i.e., those closest to the site, were made aware of the consultation and had the opportunity to submit their feedback on the plans. The consultation provided the local community with just under three weeks to submit their comments.

2.2.2 Press release to local media

A press release was issued to the below local media outlets to promote the consultation:

- Manchester Evening News
- The Manchester Mill
- The Messenger
- The Manc
- Place North West
- Insider Media

Subsequently, coverage was published in the following outlets during the consultation period:

- Place North West – ‘Consultation Ryebank Fields overhaul moves forward’ – [link to article](#)
- Messenger - ‘Plan for more than 100 homes next to Longford Park on Ryebank Fields’ – [link to article](#)
- Insider Media – ‘Consultation launches on Chorlton Neighbourhood’ – [link to article](#)
- Manchester Evening News – ‘Furious protestors who camped for over a year slam latest greenwashing plans at Ryebank Fields’ – [link to article](#)
- The Manchester Mill – ‘A protest camp, claims of 'ecocide' and ancient trees protected by witches' spells. Welcome to Chorlton’ – link to [article](#)

Following the consultation, the proposals were also covered in Manchester Confidential:

- ‘Friends of Ryebank Fields voice opposition against plans for development on rewilded land’ – [link to article](#)



2.2.3 Social Media

As part of Step Places and Southway Housing Trust's commitment to running an open and accessible consultation, social media was utilised to engage with residents across the community.

Facebook adverts were distributed across the Greater Manchester area to ensure the widest possible conversation on the proposals could take place. The Facebook adverts informed residents of the consultation and directed users to the consultation website, <http://www.ryebankfieldsconsultation.co.uk/>.

During the consultation, the adverts were placed on feeds more than 24,000 times, with a reach of 13,000 people.

2.3 Feedback channels

To encourage an open and inclusive consultation, accessible to all members of the community, Step Places and Southway Housing Trust provided the following channels for feedback to be submitted.

2.3.1 Consultation Website

A bespoke consultation website, www.ryebankfieldsconsultation.co.uk, was launched on Monday 23rd January. The platform provided an overview of the proposals, illustrative masterplan of the scheme and information about the impact of the proposals. The website also promoted the community exhibition. A survey questionnaire, which can be viewed in Section 4.2, was also available to complete. Throughout the consultation period, the website received 5,463 visitors.

2.3.2 Consultation email

A dedicated email address, ryebankfields@havingyoursay.co.uk, was established to receive feedback. During the public consultation, a total of 78 emails were received. More information about this can be found in Section 4.0 'Feedback Received'.

2.3.3 Community Information Line

A dedicated Community Information Line (0333 358 0502) was established and manned between the hours of 9am and 5:30pm, Monday to Friday. During the public consultation two calls were received during the lifetime of the consultation, with residents wishing to discuss topics such as when the exhibition event was and about content on the website.

2.3.4 Public Exhibitions

Residents and stakeholders were invited to attend exhibition events held on Saturday 28th January at Oswald Road Primary School (M21 9PL) and Trafford Athletics Club (M21 9TA). Details of the event were publicised at the beginning of the consultation via the promotional leaflet, press release, and website.

Councillors Mathew Bentham and John Hacking (both Chorlton ward members - MCC) attended the first event, alongside several members of FORF, MICO and CCLT. A total of 282 people attended the event. Councillors Sarah Haughey and David Jarman (both Longford ward members - TMBC) attended the second event, as did representatives from FORF, MICO and CCLT. A total of 150 people attended the second event.

Attendees were encouraged to visit the consultation website and complete physical copies of the feedback form whilst at the event. More than 150 forms were submitted over the two events.



3.0 Feedback Received

3.1 Summary of Feedback

In total, 1,103 individual submissions were received during the public consultation.

The table below provides a summary of the different channels used by the public to provide their feedback:

Method	No. of Responses
Website and Exhibition Feedback Forms	975
Community Information Line	2
Email	124
Freepost	2
Total	1,103

3.2 Feedback of note

A large number of stakeholders were engaged with prior to the launch of consultation launching, and a few provided a response in their 'official' capacity as an organisation, group, member or politician. Those of note are listed below, and their feedback has been analysed in the responses in the following sections.

- Longford Ward Councillors (Trafford Borough Council)
- Councillor Gavin White (Manchester City Council)
- Trafford Rye Bank Residents Association
- Friends of Longford Park
- Adrian Fisher, Director of Growth and Regulatory Services (Trafford Borough Council)

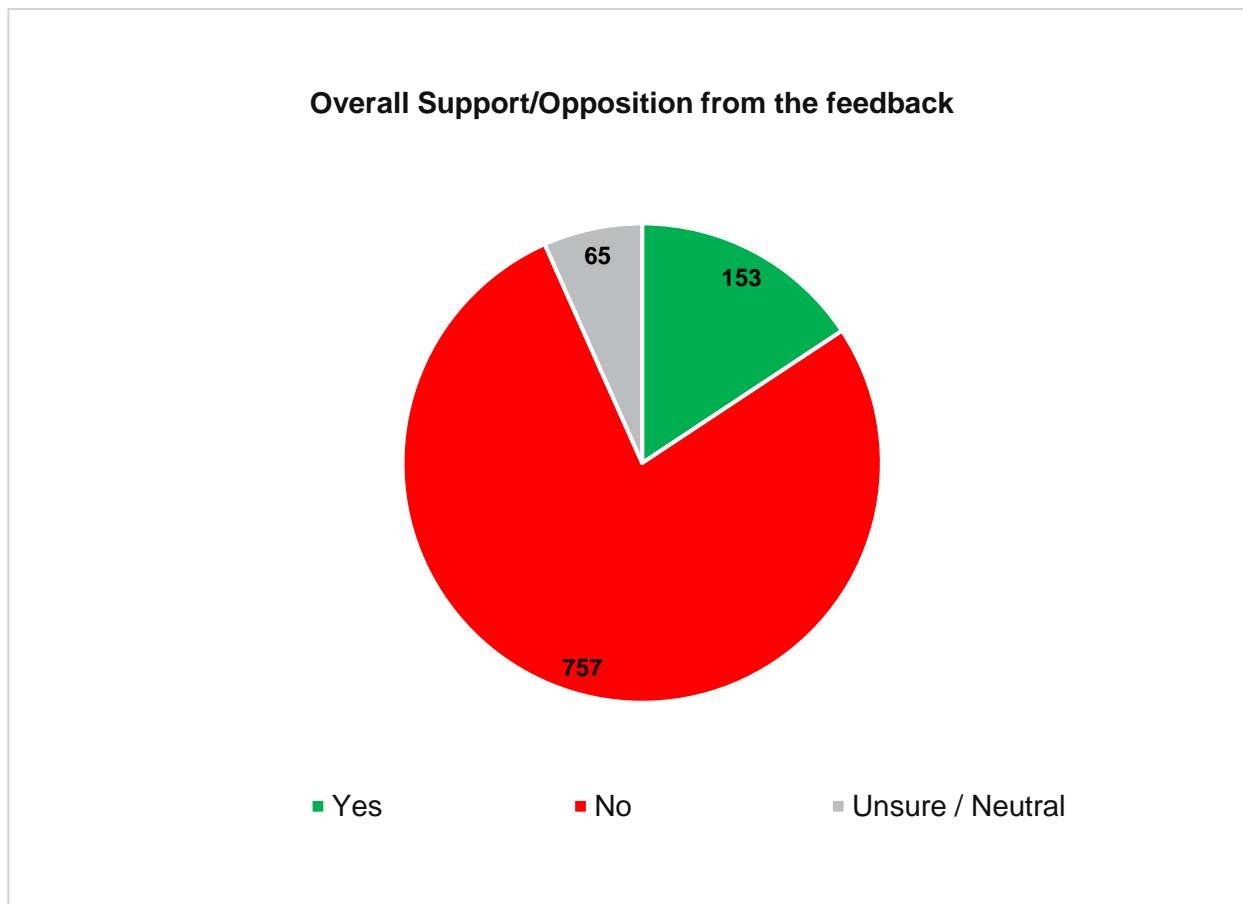
3.3 Feedback Forms

Most of the responses (975) were received via feedback forms over the consultation period. Physical and digital versions of the form were available, with the former present at the exhibition events for attendees to fill out. A breakdown of questions and responses can be found below.



3.4 Feedback Forms Overview

3.4.1 Overall Support/Objection



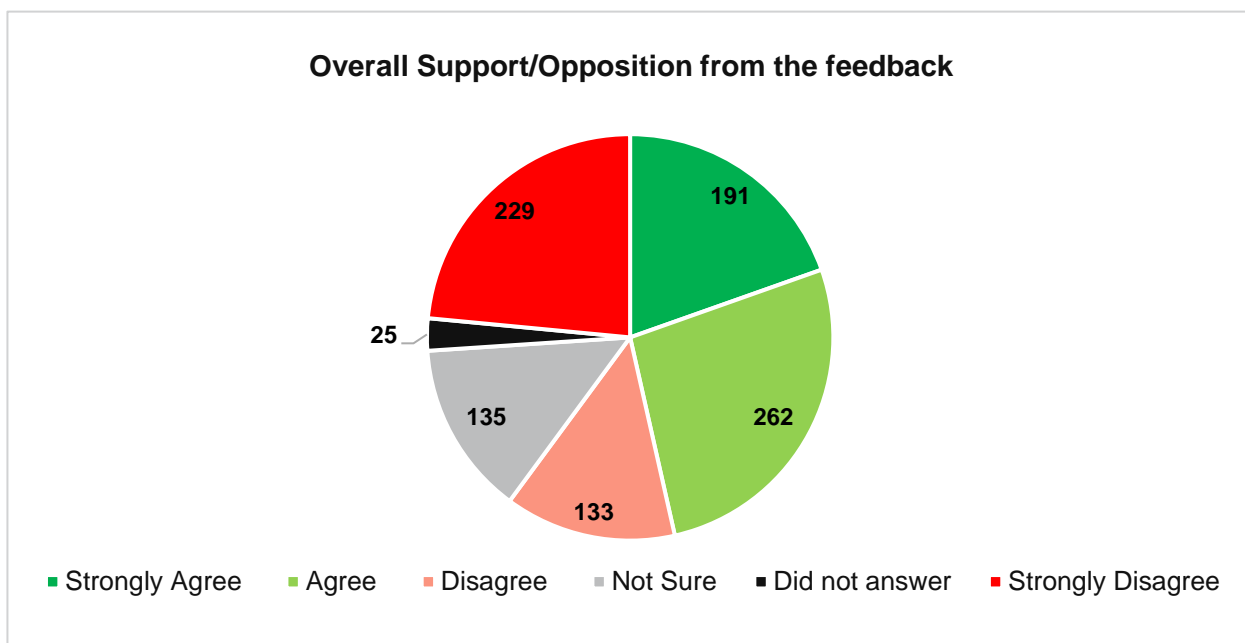
Key Points

- Overall, of the **975** responses received via both on the online and physical feedback forms **15.7%** were supportive of the proposals for Ryebank, with a further **6.7%** stating they were unsure or neutral about the scheme. Just over three-quarters of respondents, at **77.6%**, stated they opposed the proposals in some form.
- **76.2%** (n: 576) of the total number of objection comments (n: 757) came from those who own their own home. A further **14.4%** (n: 108) of the objectors chose not to disclose whether they own their own home, with only **9.4%** (n: 71) stating they rent or live with family.
- Of those who stated they are currently renting or living with family (n: 109) **25.9%** of respondents left supportive feedback, with a further **10.9%** (n: 12) leaving Neutral/Unsure feedback.



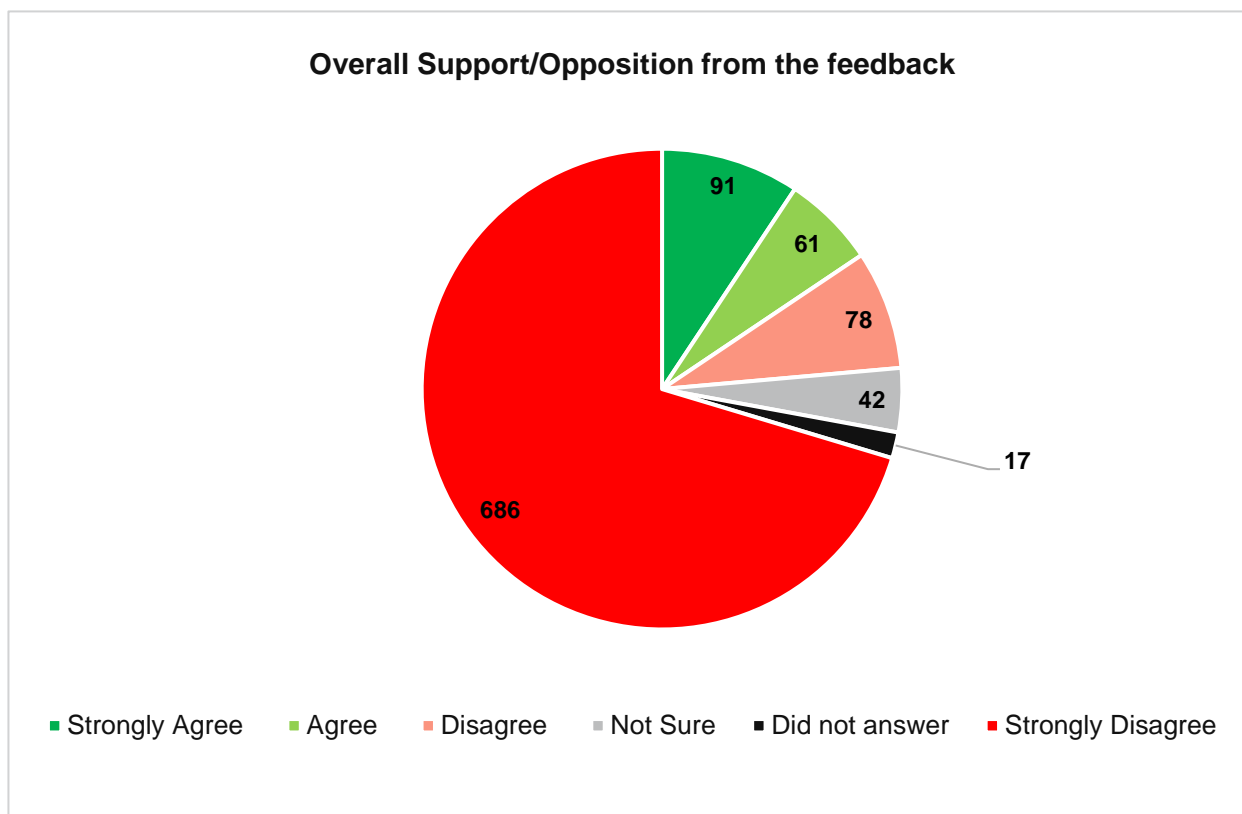
3.4.2 Response to Question 1

There is a need for a diverse mix of housing in this area of South Manchester



3.4.3 Response to Question 2

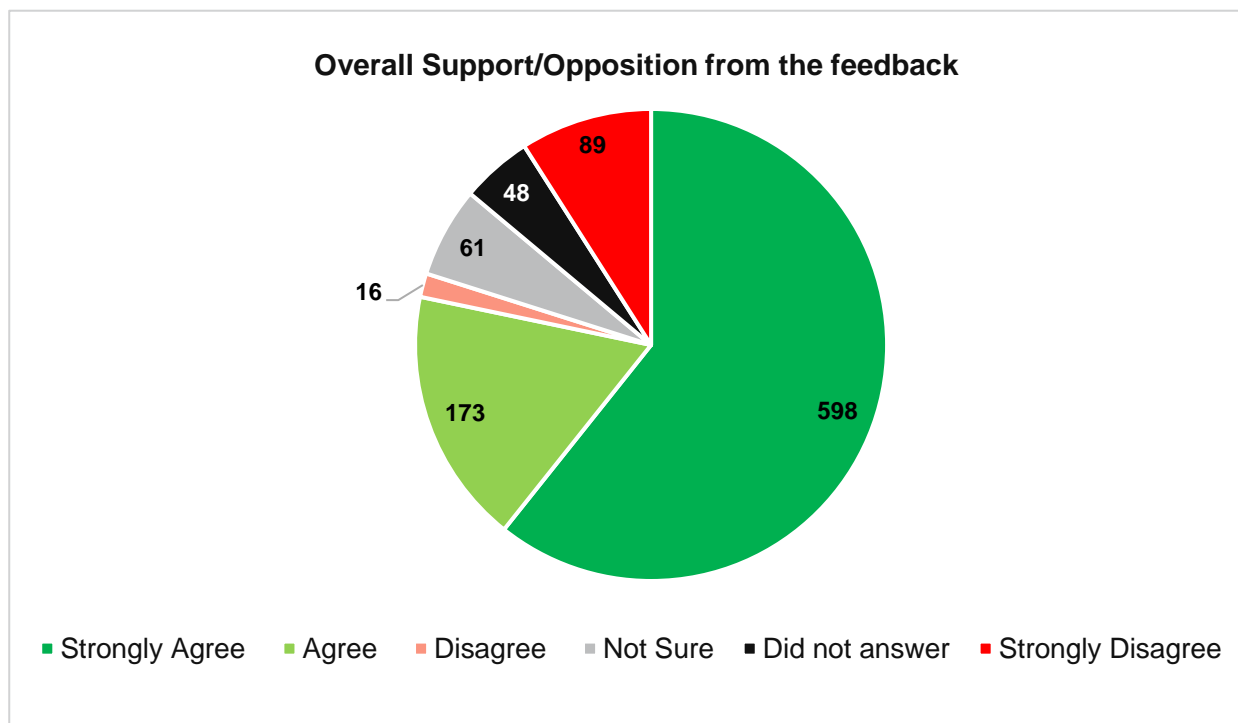
The proposal site represents a good location for a sustainable new community





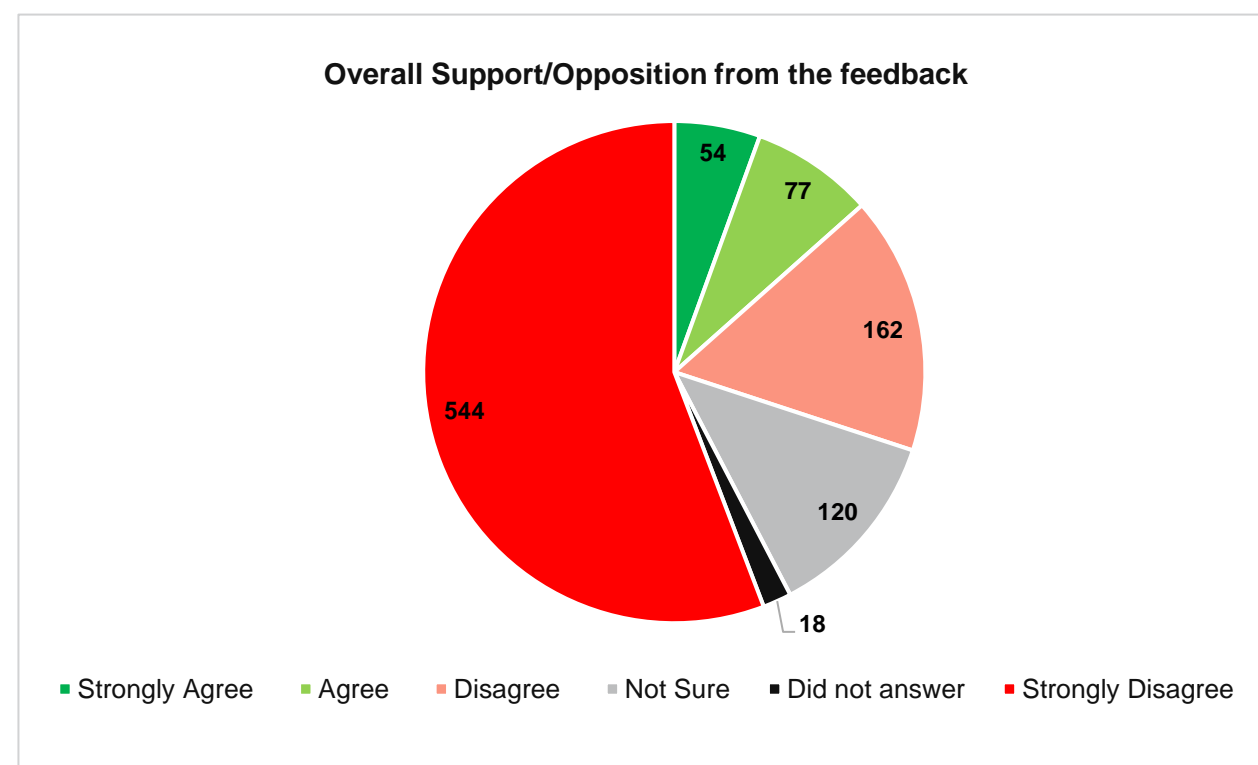
3.4.4 Response to Question 3

New housing should be considerate of the surrounding environment and community, with measures taken to enhance both wherever possible



3.4.5 Response to Question 4

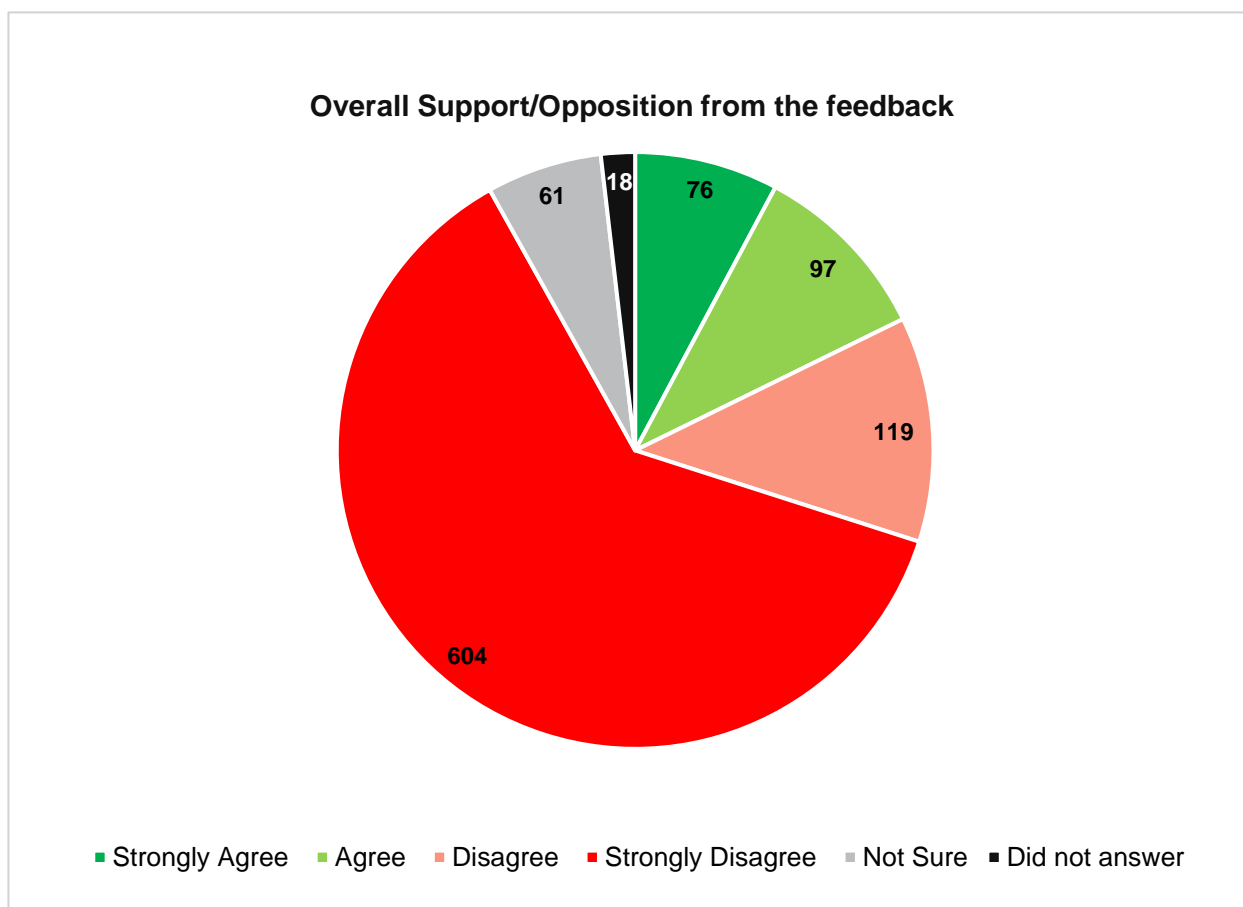
The current design encourages lower car use by supporting sustainable and active travel





3.4.5 Response to Question 5

Overall, I like the design of the new neighbourhood included within the proposals



3.4.6 Response to Question 6

Do you have any further general comments about the proposals?

Question 6 was a free text response, where respondents could write openly about the scheme and its design to ensure opinions and feedback were effectively shared. Free-text responses are analysed through a process called 'coding' to identify common high-level themes and enable the categorisation of comments in 'codes'.

The codes can then be analysed quantitatively to identify the most frequently occurring themes in the responses received. The key themes that emerged through the coding are listed below in order of frequency and expanded upon in more detail in the following section.

Position	Issue	Description	Freq.
Object	Loss of Greenspace	The most common theme within the feedback collated was objection due to the loss of greenspace.	432
Object	Traffic (General)	Comments noting the negative impact the scheme would have on local roads/network	366



Position	Issue	Description	Freq.
Object	Environmental Impact	Incorporates any comments made specifically about the potential impact of the development on biodiversity and local environment.	209
Object	Health Risks	Incorporates any comments which recorded references to asbestos under the field or other pollutants the development may disturb	184
Object	Brownfield first	Incorporates comments relating to the proposals being in the wrong place and prioritising brownfield over green space	173
Support	Likes the Design	Includes any comments made which praise the design elements of the proposals.	173
Object	Traffic (Trafford)	Comments relating to traffic specifically on the Trafford / Rye Bank Road side	110
Object	Traffic (Manchester)	Comments relating to traffic specifically on the Manchester / Ryebank Road side	107
Object	Too many houses	Incorporates comments relating to the volume of houses planned for the space	94
Object	Dual access	Incorporates comments about the need for access from both sides and opposition to the Trafford side	90
Object	Impact on services	Comments relating to future impact on schools, GPs, dentists.	84
Object	Car parking - not enough	Comments relating to the lack of car parking provided	80
Object	Reduce car usage	Comments relating to encouraging less car use than planned	78
Object	Design	Incorporates comments relating to the design, materials used, heights, locations of housing etc	71
Object	Flooding	Comments relating to the risk of flooding on site	70
Support	Housing is Needed Locally	Incorporates any comments made in support due to the need for housing in South Manchester.	62
Object	Affordable Housing	Incorporates comments relating volume of affordable housing	51
Object	Community Garden	Incorporates comments about protecting Trafford's community garden	49
Object	Nico Ditch	Comments asking to save / protect the Nico Ditch as part of the designs	43
Object	Aspen Grove	Incorporates comments about not impacting the Aspen Grove	32



Position	Issue	Description	Freq.
Support	Community Aspect	Incorporates any comments made which support the provision of the community related design features.	27
Object	Noise	Comments about the noise from construction and once development is complete	14
Object	Social housing	Incorporates comments that social housing is not wanted / needed	3

3.5 Free text examples

Support: Likes the Design

Total Mentions
173

Verbatim Responses	
<i>William Lunt Gardens Resident</i>	<i>“The design looks superb - the thought and attention to detail that has gone into the design has considered so many aspects of how people would live at Ryebank Fields. To build to Passivhaus standards really is excellent, not just supporting the positive environmental credentials of the development, but the ongoing sustainability of making your home there”.</i>
<i>Newport Road Resident</i>	<i>“The proposal seems high quality to me. There has clearly been a push to produce high quality homes that meet Passivhaus standard (rather than the minimum legal standard) and there is a good mix of affordable housing + hub. I think keeping a 3rd of the land undeveloped is also a nice touch & it looks like it will integrate well with Longford Park”.</i>
<i>Nell Lane Resident</i>	<i>“I think the design is great, environmentally friendly and fits in with the surrounding area.”</i>
<i>Whitechapel Street Resident</i>	<i>“The design is excellent, the community and habitat features are great to see. It is also good to see a high density of housing whilst balancing the ecology of the area”.</i>
<i>Oswald Road Resident</i>	<i>“Design looks good and offers the chance for new public spaces to be enjoyed by local residents”</i>
<i>South Drive Resident</i>	<i>“The actual designs looks very good. I'm not 100% sure how I feel about that particular site being used, however the proposals are very sympathetic”.</i>



Verbatim Responses	
<i>William Lunt Gardens Resident</i>	<i>Eco-friendly designs and a massive improvement to the current state of affairs, the community focus is great. I have lived within 5 min distance from Ryebank fields for 16 years. The proposal is sympathetic to the environment and I like the environmental aspects such as the Passivhaus standards.</i>
<i>Grange Road Resident</i>	<i>"I'm really pleased to see the design is so open and permeable for people to walk and cycle through, and think the new wetlands, green roofs, retention/replanting of trees etc should actually enhance the area's biodiversity. I'm also impressed by the commitment to passive house building throughout the site. Above all, I welcome the aspiration of 35% affordable and Manchester Living Rent housing".</i>
<i>Chorlton Resident</i>	<i>"The design has progressed since we first looked at it, I like how you have attempted to integrate the feel of rybank fields with the culture of Charlton, in particular I like the community spacing and the feeling of nature".</i>
<i>Longford Road Resident</i>	<p><i>I like the overall design including where proposed the internal facing gardens and open areas that create safe places for children to play and neighbours to socialise. I'm encouraged by the efforts to make this a mixed community of property sizes and tenures. Impartially, I appreciate the proposed provision of 'age friendly' apartments and their location for ease of access to the centre of Chorlton. I like the location of the cohousing development at the centre of the development with opportunities for a both a discrete cohousing community resource and a community space for the wider community. Points for further consideration: Details of design and finishes to be keeping with the surrounding homes and features within the park.</i></p> <p><i>Further consideration of the design and configuration of the cohousing and community nearby space with the specific requirement of people interested in cohousing group to be addressed through a codesign process. Maximise the provision of affordable homes and pepperpot the homes esp. shared ownership throughout the development . Ensure all homes are Accredited Passivhaus. Unsure if it is possible to have a pedestrian access though to Copley Road. Detail of the boundary with Longford Park - Secure by Design considerations. More clarity on the protection of the NICO ditch (a 10 metre buffer zone?) Explore if the Aspen Grove on the North of the site can be retained.</i></p>



Support: Housing is Needed Locally

Total Mentions
62

Verbatim Responses	
<i>Lausanne Road Resident</i>	<i>"We desperately need new houses in South Manchester. House prices are continuing to increase at rapid rates and the only way to resolve this is to build more homes. This is a sustainable area with good access to transport and services like schools. It's an ideal place for new homes".</i>
<i>Nell Lane Resident</i>	<i>"I strongly support the provision of new housing in South Manchester. House prices are completely unaffordable and there are so many hard working people for whom decent and affordable housing is inaccessible.".</i>
<i>Urmston Resident</i>	<i>"There is an extreme need for more affordable housing in Manchester and this development is perfect for it. Please make sure there is as much affordable housing as possible here".</i>
<i>Oswald Road Resident</i>	<i>"Despite the local campaigns against this development, I am strongly supportive of these proposals. We need more housing in Manchester, especially a mix of housing, and as a local resident I believe we should be open to identifying how and where we can support this in Chorlton".</i>
<i>Manchester City Centre Resident</i>	<i>"There is very limited affordable housing in Chorlton...anything you can do to increase this would be good!"</i>
<i>Bentley Road Resident</i>	<i>"I think it's a good site to do this - I get the environmental concerns but it's right next to the enormous Longford Park - the need for affordable and social housing in this area means we need suitable sites such as this one".</i>
<i>Meadow Court Resident</i>	<i>"This was a barely used piece of scrubland for years and in any case is right next to one of the best parks in the city. Housing is badly needed. The proposal is good".</i>



Support: Likes the Community Aspect

Total Mentions
27

Verbatim Responses	
<i>Bamford Grove Resident</i>	<i>“The generous ‘community facilities’ are a big plus, and will help to encourage a friendly community feel to the whole site”.</i>
<i>Didsbury Resident</i>	<i>“The design is excellent, the community and habitat features are great to see. It is also good to see a high density of housing whilst balancing the ecology of the area”.</i>
<i>Northenden Resident</i>	<i>“Very beautiful and forward thinking plans that I would like to see developed in more areas of Manchester. The fact that 1/3 will be for community use (when currently None is) shows the developers really care about working with and giving back to the community. I hope people can see this”.</i>
<i>Whitechapel Street Resident</i>	<i>“The design is excellent, the community and habitat features are great to see. It is also good to see a high density of housing whilst balancing the ecology of the area”.</i>
<i>Buckingham Road Resident</i>	<i>“I think the focus on sustainable living and community is exciting and exactly what is needed”.</i>
<i>Rusholme Resident</i>	<i>“This design clearly takes into consideration community spaces, something of vital importance particularly in a city with few such places and particularly few places benefiting local biodiversity.”.</i>
<i>Ayers Road Resident</i>	<i>“Would be like a little village would love to live here”.</i>



Objection: Loss of Greenspace

Total Mentions
432

Verbatim Responses	
<i>Polruan Resident</i>	<i>“This is a local green space which is much used and enjoyed by local residents- No buildings of any sort should be built on it”.</i>
<i>Maidstone Avenue Resident</i>	<i>“We need to protect green space for wildlife community use & to mitigate the impact of climate change”.</i>
<i>Kensington Road Resident</i>	<i>“While the design makes this seem like a nice place to live, my overwhelming reaction is that this development would be built on a well-loved green space - in the context of a climate emergency I feel that this is not a positive way forward”.</i>
<i>Marmion Drive Resident</i>	<i>“The design represents ambitions and visions which are contradictory to the claims being made and the visuals provided. It is simply not possible to ensure No adverse impacts through development of housing on this site. The 1:7 planting policy is disingenuous if existing trees are being selectively counted. The design clearly shows that the ancient and unique Anglo-Saxon Nico Ditch is neither protected Nor enhanced as is claimed and is illustrated as emergency vehicle access. Certified Passivhaus standards for all buildings on site is highly questionable in its achievement. Any development allowing 111 car parking spaces for 120 homes, some of which are four bedroom homes, is simply Not a credible approach. 10 of these car parking spaces are being taken from existing on-street parking so it is a net loss of parking on Longford Road. The ideas of a bug hotel and green wall are basic rather than clever thinking.”.</i>
<i>Longford Road Resident</i>	<i>“The site is a greenfield site and is categorised as such by the local authority. It provides a wonderful space for recreation for the local community and is also rich with wildlife and diverse species of trees. It is Not a suitable location for building houses if any design</i>



Objection: Traffic (General)

Total Mentions
366

Verbatim Responses	
<i>Longford Road Resident</i>	<i>"This site is totally unsuitable for building on. There are very well documented difficulties with congestion and parking in neighbouring roads and there is no convincing plans in this design for improving that".</i>
<i>Newport Road Resident</i>	<i>"The area is already seriously congested with cars, to the point where it doesn't feel safe, especially with two schools in such close proximity to the development site. While I appreciate the efforts in the design to put people before cars, there will inevitably be a high number of cars accessing the site which is why I think the area shouldn't be built upon".</i>
<i>Longford Avenue Resident</i>	<i>"I am strongly against this build. Chorlton is very congested and this will just add to congestion".</i>
<i>Longford Road Resident</i>	<i>"The traffic and parking in both Ryebank and Longford Roads are already over congested and, whatever your predictions about low car ownership and use, I know from personal experience of this type of development, that there will be a lot of cars".</i>
<i>Nicolas Road Resident</i>	<i>"It is unrealistic to claim that measures such as the proposed footpaths and cycle routes - desirable though these are in any scheme - will have any significant effect on car use. A far more likely outcome of the development is that the residents will keep their cars, park them in surrounding streets if they have No on-site parking space and greatly exacerbate the traffic and air pollution problems in the immediate area and beyond".</i>
<i>Longford Road Resident</i>	<i>"I don't think there will be less car use only a massive increase of vehicles onto a road that blocks with traffic twice a day and is already a massive problem, and I can't even bear to think of the additional heavy traffic for years while it is being built".</i>
<i>Silverdale Road Resident</i>	<i>"I am concerned about the access to this site and do not accept that the design, however pedestrian/cyclist friendly, would reduce car use - instead I anticipate that it would add to the traffic problems already experienced in Chorlton and Stretford".</i>
<i>Great Stone Road Resident</i>	<i>"The proposals are unsuitable as the housing mix will result in an unacceptable increase in traffic".</i>



Objection: Traffic (Trafford)

Total Mentions
110

Verbatim Responses	
<i>Kenwood Road Resident</i>	<i>"The design seems to disregard the already busy traffic on Longford, Rye Bank, Great Stone and Wilbraham Roads. These thoroughfares are completely choked at peak times as it is - the addition of these homes will only worsen the problem".</i>
<i>Rye Bank Road Resident</i>	<i>"The increased motor vehicular traffic will cause a massive problem. Right Now traffic along Rye Bank Road is busy during school times. Cars do not adhere to speed restrictions! There are four schools in the immediate vicinity of this proposal, how a child has not been seriously injured or worse during this time is a miracle. This new proposal will heighten my concern. The junction of Rye Bank Rd and Great Stone Rd is a treacherous junction. Cars use Great Stone Road as a cut through and believe me they fly down it!"</i>
<i>Wilton Avenue Resident</i>	<i>"We feel this will cause a lot of congestion at Ryebank Road, Firswood end//Great Stone Road to the Quadrant which will have a knock on effect on all the surrounding roads including the two schools off Ryebank Road and the school on Ryebank Road where traffic is bad already with people parking on Ryebank Road to drop children off."</i>
<i>Bedford Road Resident</i>	<i>"I would like to see more housing available for people, but making a peaceful road as ryebank road at the Firswood end become a shuttle run for cars. It will cause people to use it as a short cut to get to other side. It should be kept to minimum roadway, preferably from Ryebank road Chorlton side, as it is located in the Manchester borough council area. It would be disappointing to see if Ryebank Road and Great Stone Road be compromised with extra traffic, especially for the people who live at that end of the road. Hence, I object to Ryebank Road being opened up from Firswood end. Thanks".</i>
<i>Rye Bank Road Resident</i>	<i>"The location is unsuitable. Development will create too much traffic. There is no reason to assume car ownership and use will be any lower than the average for Chorlton. Proposed access to the site will have a negative impact, particularly on Trafford residents. The proposed access from the Trafford side is through a cul de sac. Any increase in traffic would be very Noticeable and destroy the character of the street. It would also cause traffic problems with cars trying to turn onto Greatstone Rd, which is plagued by speeding motorists. The Chorlton side of the site has an open road network. Access to any development would make little difference to traffic on the Chorlton side."</i>



Objection: Traffic (Manchester)

Total Mentions
107

Verbatim Responses	
Newport Road Resident	<i>"I live on Newport Road. There are daily traffic problems/congestion on my road due to parents with cars picking up kids from Oswald road school parking at the bottom of my road. Many people also drive large vehicles, such as delivery trucks, so when cars are parked on both sides of the road it is hard to pass oncoming traffic as there isn't enough room. 120 homes mean much more vehicles will need access to housing".</i>
Ryebank Road Resident	<i>"I am extremely concerned about the increased traffic this large development will cause to Longford Road and the adjoining Ryebank Road. Traffic is an huge issue and there is no traffic management in the surrounding areas within the proposal. I disagree with the proposal as it stands.</i>
Newport Road Resident	<i>"My main concern is the increased traffic levels on Ryebank, Oswald, Longford, Newport and Nicholas road caused by the new development. We already have huge traffic issues and congestion in the neighbourhood, particularly in the school term. It is becoming dangerous at times and adding more houses increases those dangers, particularly to children and pets as drivers cut through. Also, this is a naive design that assumes residents will not rely on cars, the lack of parking spaces for example. Parking will spill into nearby streets that are already packed".</i>
Ryebank Road Resident	<i>"Concerns relate to traffic and parking. We live at the end of Ryebank Road where the entrance would be. That stretch of road is already crazy mornings and evenings. I'm worried all the traffic might end up coming this way. And I don't think it should rely on parking spaces on Longford Road".</i>
Longford Road Resident	<i>"The issue is the surrounding roads and always had been. Rye bank Road and Longford Road can not support any more traffic - it is a nightmare as it is with cars parked everywhere and constant traffic jams especially in school rush hour, weekends at the park when events are on or events at the sports centre. I strongly disagree with brining more traffic into an already congested area!"</i>
Ryebank Road Resident	<i>"There is a currently a major issue with traffic on Longford Road in particular, but also Newport Road, Nicolas Road and Ryebank Road (Chorlton). This is Not only residents, but also through traffic, visitors to Longford Park and school traffic. Introducing upwards of 120 new vehicles per day will cause this problem to worsen. Regarding local traffic implication assessment: Is this available right now?"</i>



Objection: Loss of Wildlife Habitats / Impact on Environment

Total Mentions
209

Verbatim Responses	
<i>Rokeby Avenue Resident</i>	<i>"It would sadden me to see this development go ahead because I feel Manchester lacks green space and places where natural habitat for wildlife is untouched. Ryebank fields is a place many people who live on the surrounding area go to walk, be in nature, take their children for fresh air and as far as I'm concerned it's a loss to the local community if it is built on".</i>
<i>Meadow Close Resident</i>	<i>"The land is valuable as a rewilded space which is a rich habitat supporting biodiversity in the area. The proposals do Not go anywhere near far enough in terms of protecting biodiversity and green space for the community".</i>
<i>Longford Road Resident</i>	<i>"I oppose any development of Ryebank Fields. I am against the development for many reasons, first of which is the guaranteed destruction of local wildlife, habitats, plants and trees. This would be a loss of a local community asset that benefits mental and physical health".</i>
<i>Ivygreen Road Resident</i>	<i>"The fields have developed considerable biodiversity of nature and wildlife, and are a home to foxes, various protected species, and over 30 bird species including Tawny Owl, Blackcap and Chiffchaff. This would all be destroyed. There are also over 1,400 trees on the fields, according to an audit carried out by the Friends group's volunteers in August 2018".</i>
<i>Garden Avenue Resident</i>	<i>"Environmental impact of the proposed plans - it is not possible to build a development that is environmentally -friendly, if in doing so it means the destruction of an existing natural space - with its thriving ecosystems and wide biodiversity of plants and animals. A contradiction, most of the grassland would be destroyed under these proposals. \r\n- most of the trees, grassland and scrubland, wildflowers and fruit trees, which provide vital food and shelter to birds, bats, butterflies and other species - would be destroyed, with a devastating and irreversible impact on the biodiversity. Some 'bee and bug hotels' would not compensate for the loss of the extensive and wonderful natural biodiversity that exists at Ryebank Fields. 'ample space to walk, cycle, etc' - the Fields are used to walk and cycle upon at the moment - therefore, the space where they do these things would be lost! Another contradiction. The extra cars\parking spaces allocated to the development, mean that the roads would become even more dangerous for walkers, cyclists, etc.</i>



Objection: Health Risks

Total Mentions
184

Verbatim Responses	
Ivygreen Road Resident	<i>“Chorlton has little open green space when compared to other areas of similar population density, and the areas neighbouring Ryebank Fields suffer from poor air quality, with commensurate negative impacts on health. The large number of trees on the fields serves to clean the air of pollutants, especially micro-particles. This is particularly important for anyone bringing up children in the area, since it has Now been proven that there is a link between intelligence and air pollution, and that pollution also increases the risk of degenerative diseases such as Alzheimer’s”.</i>
Lime Road Resident	<i>“I have reviewed the proposals and remain unconvinced that material concerns with the location and design have been addressed. Specifically there's a very clear net biodiversity loss on the sight, Not least the loss of trees and the parking appears inadequate, there have been insufficient measured detailed to provide assurance about digging up long buried waste and exposing the nearby school children to such hazardous pollutants during any construction”.</i>
Great Stone Road Resident	<i>“Any development will risk un-earthing capped contamination which may cause gas leakage and particles would be distributed in the air in the locality. Anecdotal evidence Notes WWII air-raid shelters and possibly asbestos on the site”.</i>
Copley Road Resident	<i>“No housing development should be considered on the site, it is a much needed green space used by locals and building on it goes against all current beliefs that we need green areas such as this. Disturbing the land to build would pose a real danger of releasing hazardous substances buried beneath and threatening my and others health. My family have lived here almost 100 years and I know the that there are all kinds of substances buried there. Safer to leave them undisturbed. In addition I don't want the Noise and pollution while building or a road and row of houses at the bottom of my garden.”.</i>
Burton Road Resident	<i>“There are serious health risks associated with the remediation of the heavily contaminated land on Rye Bank Fields. There will be significant disruption and health risks from the removal of a large amount contaminated soil and waste (including asbestos) from the site and transporting it on trucks through Rye Bank road. There would be a fundamental change to the Rye Bank Road residents community in Firwood if the cul-de-sac was changed into a vehicle access Road to the development”.</i>



Objection: Brownfield First

Total Mentions
173

Verbatim Responses	
<i>Longford Avenue Resident</i>	<i>“There is very little green belt in Manchester and it needs to be protected. New housing should be built on replaced housing structures or industrial estates”.</i>
<i>Maidstone Avenue Resident</i>	<i>“This is not an appropriate location for a housing development The design of both plots looks very good, and would be an excellent and welcome proposition for one of the many brown field or ex industrial sites in the local area.”.</i>
<i>Grange Road Resident</i>	<i>“The proposed development would be better placed on brownfield land for example the old B&Q site”.</i>
<i>Longford Road Resident</i>	<i>“It should not be built. There are brownfield sites all round Trafford and Manchester that could be developed first. Several derelict tower blocks near Manchester United could be redeveloped, desolate land by the canal near Mancunian way and out towards Corn Brook could be better places to put more environmentally aware apartments.”.</i>
<i>Brooklands Road Resident</i>	<i>“The design is beautiful - the location is Not. We are in a climate emergency so you shouldn't in any circumstances be building on green sites. There are at least 6 brownfield sites within walking distance of RyeBank Fields that you should build on instead</i>



Objection: Too Many Houses/ Overpopulated Area

Total Mentions
94

Verbatim Responses	
<i>St Clements Road Resident</i>	<i>"I think the design is beautiful and promises something that is very unlikely to come to fruition in reality. 120 houses is way too many and would destroy way too much of the natural habitats that you're trying to manufacture. The congestion from more people in that area, Noise pollution, services, bin collections etc. will affect the ambience of the neighbourhood and local wildlife. The impact and duration of the build will have a considerable detrimental affect on that too. Enhancing nature walks, providing bug hotels and maintained, safe walking/ cycles paths is fantastic. But building homes is not okay."</i>
<i>Longford Road Resident</i>	<i>"Unhappy with the amount of housing within a small place. Longford road is already an extremely busy road that cannot accommodate more cars. We are loosing a lot of green space to the development. Also, the houses in this area are Victorian/Edwardian, new houses will spoil the look of the area".</i>
<i>Larch Avenue Resident</i>	<i>"This proposal is too large for the site, there is overall net biodiversity loss from this incredibly biodiverse site".</i>
<i>Nicholas Road Resident</i>	<i>"The buildings look to be very close to one another and to the edges of the site. It seems to be a case of build as many units of housing as possible in order to maximise profit".</i>
<i>Kings Road Resident</i>	<i>"The neighbourhood is overpopulated as it is and what we need is the green spaces to stay as they are. Not building in green spaces in cities should be allowed!"</i>



Objection: Dual Access

Total Mentions
90

Verbatim Responses	
<i>Scott Avenue Resident</i>	<i>“Access from Trafford makes no sense. It would create a lot of traffic on what is now a cul-de-sac. Access from Chorlton would have a less dramatic impact. The roads on the Chorlton side are already open and connected”.</i>
<i>Lynton Road Resident</i>	<i>“Highly dependent on having dual access parts for traffic. With only one access point (Longford/Ryebank) it would be absolutely horrendous and quite dangerous as that point of access is also a main access point for children to enter the park”.</i>
<i>Firs Avenue Resident</i>	<i>“Giving access through Trafford will have an enormously detrimental effect on local roads. Kings Rd / Edge lane junction is already a bottleneck following the closing off of other roads joining Edge lane by Manchester council. Got stone Rd and Talbot road is another bottle neck. Extra traffic on all roads between Ryebank Rd & Cromwell Rd will also be greatly affected”.</i>
<i>Ryebank Road Resident</i>	<i>“I think that there should be traffic calming measures put in place to the existing roads which will provide access to the new development”.</i>
<i>Brooklands Road Resident</i>	<i>“The access road from Rye Bank Road will be disastrous for the Community Garden that has become an integral part of the road and surrounding area. The road already has a large number of cars parked on it as the driveways cannot take 2, sometimes Not even 1 car. It will be dangerous and very Noisy with the large increase in traffic flow. It was intended to be a side road not an access road for hundreds of cars!”</i>



Objection: Infrastructure / Impact on Local Amenities

Total Mentions
84

Verbatim Responses	
<i>Daresbury Road Resident</i>	<i>“What capacity at local gp practices and schools? This is a sizeable development. Have there been any discussions with the council to ensure that local services can cope? Gp practices are struggling already!”</i>
<i>Longford Road Resident</i>	<i>“This development does Not subscribe to modern urban development. It is overcrowded, lacks social provisions and doesn’t fit with a 15 min city agenda. The location is too far from amenities and will cause major impact to the local roads, both from a building logistics as well as ongoing day to day traffic”.</i>
<i>Western Road Resident</i>	<i>“We do not need more houses in Chorlton or Stretford. The schools, dentists, doctors - all full!”.</i>
<i>Norwich Road Resident</i>	<i>“The infrastructure in the vicinity is inadequate to support such a development. You are building on green space and putting strain on the already overcrowded roads in both Manchester and Trafford!”</i>
<i>Resident</i>	<i>“Deeply concerned by the lack of supporting evidence regarding the significant increase in demand for education and health provisions that will be required as a result of this development”.</i>



Objection: Not Enough Car Parking

Total Mentions
80

Verbatim Responses	
<i>Daresbury Road Resident</i>	<i>“Parking - I Note that the design is putting people before cars. This is a great idea but the rest of Manchester isn't currently geared up for it. The likelihood is that the people who live in these properties will have cars and will have visitors who have cars. It's essential that there is sufficient parking on site without placing more pressure on surrounding roads. This is already a real issue for local residents”.</i>
<i>Woodstock Resident</i>	<i>“Allocated parking is totally inadequate in general. In particular people who can afford to buy 3 or 4 bedroom houses will need 2 wages, and most likely therefore will own 2 cars. And what about visitors? Ten cars parking spaces on a public road next to the sports stadium and five spaces on site is Not enough provision for so many houses. What about the older residents, are they expected not to own cars”.</i>
<i>Newport Road Resident</i>	<i>“You haven't designed enough car spaces. Whilst you say want to encourage other greener, more sustainable modes of transport, I think you are naive in believing residents will Not have cars. This means if there inadequate parking provision on site then there will be more cars left on the adjoining streets, which are already over-crowded and congested”.</i>
<i>Altringham Road Resident</i>	<i>“Putting people before cars. Naive to think that people will only have 1 car per property and that quite a number won't have cars at all. It looks like an assumption is being made that old people don't drive. My uncle is 86 and drives. My mother drove until she was 87. Reduce the houses and create more parking. Otherwise, people are going to park on the nearby roads, creating issues and risks for residents”.</i>
<i>Newport Road Resident</i>	<i>“I think there have been unrealistic assumptions made about the number of extra cars that will be used by the residents on the site. Also there doesn't seem to have been consideration for the extra spaces needed at the local schools and GPs when there are another 120 households”.</i>



Objection: More Attention Required to Reduce Car Usage

Total Mentions
78

Verbatim Responses	
<i>Bamford Grove Resident</i>	<i>“Not very discouraging of car use, despite Manchester's very good policies on 'active transport' etc. You are providing 1 parking space per unit. Why Not reduce further? The cohousing section is specifically aiming at reducing car use, so there could be less area devoted to cars because of this. Chorlton is very well placed for other means of travel, so if Not here then where will you ever start to reduce car use? Bite the bullet! It could even be a selling point, 'buy here for more lovely green space and less sterile parking space!’”.</i>
<i>Ryebank Road Resident</i>	<i>“The design is attractive and if built well would be an asset. However, as owner/occupier of property on Ryebank Road I speak with more knowledge than planners who do not reside in the immediate location of this proposal. The traffic using Ryebank and Longford Roads consists largely of motorist cutting out 'four banks' interchange. There is additional heavy traffic at school drop-off and collections times by families not from the area insisting on driving and parking to St Johns school. This proposal is not sustainable from a traffic standpoint if it is planned to access solely from Ryebank Road/Longford Road. All access should be from the Rye Bank/Great Stone Road - which is a larger capacity/more free-flowing route. Additionally, it can not be good or acceptable planning to 'provide' car parking space for new residents external to the area of the scheme. Lastly - I have strong reservations about disturbing the landfill. Should there be any indications of health risk to local residents during the build or afterwards please inform me of who will be liable.”.</i>
<i>Grange Road Resident</i>	<i>“The proposals are contradiction of themselves. On one hand they claim to encourage lower car usage and sustainable travel, on the other they provide dedicated parking for certain properties. Further, the increased traffic to access the site for householders and visitors will need to be carefully managed and should be done so with consideration of other developments and changes to traffic management within Chorlton”.</i>
<i>Great Stone Road Resident</i>	<i>“It is unclear how the current design could possibly encourage lower car use by supporting sustainable and active travel. The proposals will undoubtedly result in increased traffic in the local area, with the designs disproportionately impacting Rye Bank Road. This area is already subject to high traffic volumes due to local sporting grounds”.</i>
<i>Great Stone Road Resident</i>	<i>“It's still quite a car centric design. If you allow cars to drive on the street, they will monopolise the street. If you really want to keep cars out, remove</i>



Verbatim Responses	
	<i>parking at the houses and make a small car park at the entrance where people can rent a place if they wish!"</i>
<i>Bamford Grove Resident</i>	<i>"Regarding traffic - we have to start somewhere, resisting the relentless rise of car use + congestion - build with less parking spaces, and use that as a selling point, to market to people who would be happy to decrease car use + have more green space in compensation".</i>
<i>Newport Road Resident</i>	<i>"I dispute that your design discourages car usage. 120 homes will be supported by at least 120 cars and since a high proportion of the proposed properties are luxury it's likely most households will have 2 cars. Ryebank Road and Longford Road are already congested at peak times and the additional traffic will cause huge problems as well as spreading this problem into Newport and Nicholas Rds".</i>



Objection: Design

Total Mentions
71

Verbatim Responses	
<i>Cyprus Street Resident</i>	<i>“The design, although modern, looks like it will date very quickly. A more timeless design of house would be preferable, for example influenced by the Victorian red brick houses in the area”.</i>
<i>Park Square Resident</i>	<i>“Height of the three-story building will block sunlight which is unacceptable. It will destroy the private nature of all house and gardens along the border as all windows will look directly into our houses, this is unacceptable. One continues row of concrete is ugly and not in keeping with the rest of the community. So architecturally it will just look wrong. In the winter without the leaves all we'll see is concrete”.</i>
<i>Longford Road Resident</i>	<i>“The community hub is unnecessary as we currently have institutions in the community that have long fulfilled this role. It appears to be no more than an arbitrary gesture to attempt to brand this project as one that is sympathetic to the community which I strongly believe is Not the case.”.</i>
<i>Wythenshawe Resident</i>	<i>“I truly hope this doesn't get planning permission. But just in case it does: Central Community Hub, Leave this area as land. If you want to put a structure in, make it a large wooden gazebo or something like that. There are other buildings around Chorlton that people can gather in and it creates challenges in terms of maintenance. This should be an outdoor space.”.</i>
<i>Rokeby Avenue Resident</i>	<i>“I don't believe this development is necessary. I am sceptical, if it were to be built, that something so obviously man-made and without architectural charm could ever stand the test of time and be successful home for future generations. It'll be another trees encased in concrete, bland looking area that will ruin all existing natural and longstanding green space and put residents old and new at odds with each other”..</i>
<i>Bamford Grove Resident</i>	<i>“The 'affordable tenancies' are all in one section. It would be better if they were spread around, and not just for over-55s. It would make a more mixed and varied community. I am in favour of the cohousing element, it will be a good trail blazer for other schemes, an encouragement to other councils to follow Mcr's progressive lead”.</i>
<i>Zetland Road Resident</i>	<i>“Support the general layout but not the segregation of social and private housing. This is even so stark as in the proposed colours of the house bricks. I think it's important that the social housing is integrated with the private housing to actually create an integrated community. Separating out the most affluent in Chorlton from those less fortunate doesn't feel the way to go. Particularly with the separate entrances, it's as though a social estate</i>



Verbatim Responses	
	<i>is being created and hoping for a trickle down effect through being next door to a wealthier group. As someone who'd be interested in buying a private house, I don't feel any need to split the social housing out from any that I'd hope to buy myself. I appreciate the comments on traffic for the area for older people on that side of the plot, but the shared ownership/social housing shouldn't be separated out.</i>
<i>Chorlton Resident</i>	<i>"There's a lot to like in the proposals, particularly the eco credentials, and attention to the existing natural environment, and built in communal areas. I'm not sure about having all the more upmarket housing divided off into the northern section of the site, with 'the rest' (age related flats, cohousing, affordable stock) in the other bit."</i>
<i>Great Stone Road Resident</i>	<i>"Why do the age-friendly, co-housing and owned properties have to be separate? Shouldn't they all be mixed together to provide a sense of community?"</i>
<i>Claridge Road Resident</i>	<i>"While the mix of housing tenures is good in principle, the clustering of houses by tenure is Not. House designs should be tenure-blind and pepperpotted".</i>
<i>Copley Road Resident</i>	<i>"At this stage I would only question what constitutes nebulous 'age-related housing'. As an older citizen I am aware of retirement properties available and already proposed in Chorlton and would personally want provision of integrated housing suitable for people of all ages and catering for a variety of peoples needs. I would also want clarification of 'affordable housing' and would specifically encourage developments that enable people brought up in Chorlton to be able to remain living in their home area if so desired; many properties currently being unaffordable for a large sector of the population. I strongly support that all future housing building must be 'Passivhaus' certified and whilst the general core principles are acceptable I would take issue with some of the current statements fulfilling these objectives on Ryebank Fields."</i>



Objection: Flooding/Drainage

Total Mentions
70

Verbatim Responses	
<i>Rye Bank Road Resident</i>	<i>“Given that the site is known to be at risk of flooding, would homeowners be able to get affordable insurance for their properties?”</i>
<i>Longford Road Resident</i>	<i>“Concerned about drainage. If you fill this site won't it push water under nearby houses ? Will you need to support the council with repairing drains? They flood after a few hours rain. Also lots of local houses have standing water in cellars.”.</i>
<i>Claridge Road Resident</i>	<i>“The ground is water logged most of the months of the year. I'm not sure if there is enough consideration being given to the damp proofing of the properties from underneath. It's not a good place to build houses for people to live on. It looks a bit green washed to me. Also, not in keeping with the other houses in the area.”.</i>
<i>Chorlton Resident</i>	<i>“I think it's a mistake to change such a small piece of land that is so crucial in controlling excess water during high rain and turning it into more concrete. Residents deserve to have some green and this construction is taking that away from us”.</i>
<i>Dolphin Street Resident</i>	<i>“This was a sports field - as much as possible green space should be retained as possible. Hard standing surfaces should be permeable or patchworked with areas supporting plants & drainage”.</i>



Objection: Not Enough Social Housing / Wrong type of Housing

Total Mentions
51

Verbatim Responses	
<i>Claridge Road Resident</i>	<i>"I am opposed to building more houses on the few green spaces we have left in South Manchester. There is too much traffic on the road around this area and it will only increase by building houses on it. If you do get permission to build homes, they should all be affordable housing,".</i>
<i>Westfield Road Resident</i>	<i>"Would be more sustainable to Not build on area of nature, as an individual looking to buy a property in 2023 - 20% affordable options is a disappointing figure".</i>
<i>Wilbraham Road Resident</i>	<i>"There is not a need for a 'diverse' mix of housing, there is need for genuinely affordable housing for people on low incomes. We don't need any more homes, or second homes, for well-off people i.e. the 58 (the majority) of the homes in this proposal".</i>
<i>High Street Resident</i>	<i>"These proposals are Not in keeping with the current surroundings. They are not affordable start up homes and exclude those on lower incomes.".</i>
<i>Manley Road Resident</i>	<i>"We've been told at public consultation that locals will have priority for the project but this isn't necessarily the right approach. People with property in Chorlton already are likely in a fairly fortunate position yet the upcoming generation of house buyers can barely get on the property ladder (and looking for private ownership). A likely scenario is that Chorlton is a desirable location for these groups to live but they've moved out of the area to save for a deposit but then aren't local enough to be in with a chance. Instead, someone who bought their house for £90,000 in the 90s, made £500000 on it and loves the idea of a passive house gets it instead. These houses should be an opportunity for building the Chorlton community and preventing it becoming too homogenous.</i>



Objection: Other – Community Garden

Total Mentions
49

Verbatim Responses	
<i>Longford Road Resident</i>	<i>“I feel that the design has been made with some ecological considerations but however 'green' it tries to be, it cannot compare with the ecological value of the space as it is without any buildings on it. Currently the design includes access through Trafford Rye Bank Road. This cannot happen. We have a community garden that has been awarded Asset of the Community status. This garden is not only important for the social well-being and interests of the immediate community but also serves many others who come to visit with their dogs, borrow books from our mini library, meet friends, enjoy listening to the birds and watching the wildlife. We have a summer and winter street party every year, centred around the community garden. These are important days when we all come together, people that have lived here for fifty years and new arrivals, to celebrate together. I know this has had incredibly positive effect on how close we all feel. This would be impossible without our garden and if the road extended further. Trafford council are against this access point and so are all the people who live here”.</i>
<i>Rye Bank Road Resident</i>	<i>“This is currently a pleasant cul-de-sac, with a cohesive and diverse community who hold regular street events and have created our much admired asset of Community Gardens that serves the wider community. I am not sure who suggested relocating our Garden but that is a complete non-starter. There is literally No other place within our community that it could go”.</i>
<i>Great Stone Road Resident</i>	<i>“Would rather preserve community gardens”.</i>



Objection: Other – Nico Ditch

Total Mentions
43

Verbatim Responses	
<i>Newport Road Resident</i>	<i>“The Nico Ditch requires protection and this plan will damage/reduce what little is left”.</i>
<i>Maidstone Avenue Resident</i>	<i>“The ancient Nico Ditch should be allowed to remain intact for educational and historical purposes. This area should Not be disturbed.”.</i>
<i>Buckingham Road Resident</i>	<i>“The design of the housing is totally unsympathetic to the local area. There is no mention of how the historic Nico Ditch will be protected.”.</i>

Objection: Other – Aspen Grove

Total Mentions
32

Verbatim Responses	
<i>Kenwood Road Resident</i>	<i>“I am aghast that plans show that the rare Aspen Grove is to be replaced with housing and car club\car park. This is the only Aspen Copse in Manchester and not only is it stunningly beautiful but its roots act as a huge carbon sink. PLEASE PLEASE can this be saved”.</i>
<i>Royston Road Resident</i>	<i>“Explore if the Aspen Grove on the North of the site can be retained”.</i>
<i>Longford Road Resident</i>	<i>“The land has several sites of importance that it would be criminal to lose to a development site. The Aspen Grove holds a very special place in the hearts of the local community. There is nothing like it in the surrounding area and therefore displays a high degree of naturalness of intrinsic ecological interest”.</i>



3.6 Community Information Line

During the public consultation, a community information telephone line facility was available for those who wished to speak with a member of the team or provide their feedback. Two phone calls were received during this period. The callers enquired about several topics, including:

- Information about the consultation
- Further information about the design

3.7 Emails

Residents and stakeholders were invited to contact the development team via a dedicated project email address (ryebankfieldsconsultation@havingyoursay.co.uk), which was established as soon as the preferred developers became public. During the consultation, 124 individuals provided feedback via this method.

Feedback included:

- General opposition to the proposals.
- Request for further, site specific information.
- Concerns over traffic, both in General and specific locations
- Loss of community space
- Loss of wildlife/impact on environment
- Flooding/Drainage
- Brownfield first approach
- Access and concerns over returns
- Pressure on local amenities, including schools, GPs, etc.
- Site specific issues: Nico Ditch and Aspen Growth.
- Questions regarding future maintenance of proposed green spaces.

This feedback has been registered and responses have been issued.

3.8 Public Exhibition

In total, 432 stakeholders and members of the public attended the exhibitions. Attendees were encouraged to leave their feedback via the forms available at the event and on the project website, which is included in the feedback form analysis in Section 3.2. Comments made from the public to the project team during the event broadly reflected the feedback outlined above.



4.0 Conclusions

The consultation provided a robust process and an opportunity for residents and stakeholders to learn about the plans and provide feedback via digital and traditional channels, allowing for an open, accessible, and robust consultation. Our activities included:

- Early engagement and awareness raising with local stakeholders, including councillors from Manchester City Council and Trafford Council as well as local community groups.
- A consultation website (www.ryebankfieldsconsultation.co.uk/) was created to provide further information on the proposals, as well as a facility to submit feedback via an online form.
- A leaflet was distributed to 7,500 nearby commercial and residential properties which provided an overview of the plans and explained how feedback could be given.
- A press release was issued to local news outlets to inform members of the public about the plans and the public consultation.
- An email address and community information telephone line were available throughout the consultation period for those wanting to correspond with Steps Places/Southway Housing Trust or a member of the development team.
- Two public exhibition events, with members of the development team available to answer any questions from residents.

It was made clear by the project team that this was just the first stage of the process in the evolution of the plans for Ryebank. A significant amount of work is required before releasing a more refined scheme design for the next stage of consultation. Key areas to address through this technical process can be summarised as such:

- **Ecological Surveys:** Many respondents requested that more detailed ecology reports be undertaken. Some suggested that the current reports are outdated and should not be used to inform current proposals, for instance, the presence of the Aspen Grove to the north of the site.
- **Site Investigations:** Many respondents had concerns over the potential for harmful substances to be present at the site and requested further surveys to be carried out to address this.
- **Types and layout of housing tenures:** – A number of respondents outlined their wish to see the layout of housing on the site readdressed to reflect a more integrated design between the private and affordable housing and to be more in line with local need.
- **Traffic and car parking:** A significant number of responses flagged general concerns over the capacity of the roads to accommodate more traffic and the need for new surveys. The responses left a noticeable split between residents who wished to see less car parking provision, to discourage car usage, and residents who wished to see greater parking provision included to reduce on-street parking from future residents.
- **Access:** there were objections regarding access from the north and the impact that would have on the cul-de-sac and the Community Garden. Equally, a common theme was the desire for dual access, especially from residents on the Manchester side.
- **Infrastructure Provision:** A common response amongst the feedback was generalised concern over local infrastructure, however, a few respondents requested greater clarity on what contributions the developers will be making to address this.