

Ryebank Consultation

Webinar Q&A

17 October 2024

NB. CORRECTION

Close to the end of the webinar, one of the hosts referred to the site as brownfield. This was an error so for avoidance of doubt we want to clarify exactly what designation this site has.

Manchester City Council's adopted development plan designates the site as **natural and semi natural open space**. In addition, the site benefits from a development framework which is referred to by the Council on its planning policy website as: *A development framework is set of guidelines for a site spelling out what sort of land uses would be acceptable and the design, layout and supporting infrastructure requirements. Now the Ryebank Road development framework has been adopted it is officially part of the planning process.*

The adopted framework confirms that residential development is an acceptable land use for the site.

Questions submitted	Answer
<p><i>Why are you even continuing with this when over 80% of people are against it?</i></p> <p><i>Why can't you leave it as is?</i></p> <p><i>It sounds amazing, but not here.</i></p>	<p>We understand many within the community have passion views on Ryebank. This is why we undertook our first consultation and have listened to the feedback we received.</p> <p>MMU have clearly stated that they cannot leave the site as it is, and they wish to sell the land to consolidate their campus. From surveys completed the land contains potentially hazardous materials and the site can only realistically be remediated and made safe through the works required from a development. The associated ongoing maintenance costs and safety concerns are making managing the land unsustainable. These proposals allow the site to be remediated properly in line with all health and safety requirements, meaning Ryebank can continue to be enjoyed safely by all.</p> <p>Manchester City Council approved the Development Framework for Ryebank, designating the site for the delivery of new homes. As the preferred developers, our aim is to create a proposal that is considerate to the local environment whilst still delivering new much-needed new homes.</p>

Questions submitted	Answer
<p><i>Are the 55+ places to buy or rent?</i></p> <p><i>How do you propose to ensure affordable rents are maintained in the long term, even if market prices in the area increase</i></p> <p><i>What does "affordable" actually mean?</i></p>	<p>The proposals for Ryebank will provide 42 predominantly one-bed affordable homes for over 55s. These apartments would be built across two buildings and all homes will be accessible.</p> <p>The aim is to build some wheelchair-adapted homes on the ground floor. All of these homes will be for rent.</p> <p>Rents would be set at the Manchester Living Rent, or lower. The Manchester Living Rent is an amount of rent that is set at or below the Local Housing Allowance level – or LHA. The Local Housing Allowance level is the rent level set by Government that will cover a person's rent if they are on housing benefit. You can read more about it here.</p> <p>Southway's preferred option is for the Age Friendly homes to be charged at Social Rent which is lower than Manchester Living Rent. This is typically around 40% of the open market rent levels.</p>
<p><i>PASSIVHAUS, Is it gas or heat pump heating?</i></p> <p><i>Have decisions been made around the materials to be used in the build?</i></p> <p><i>Will any of the buildings feature green roofs or solar panels?</i></p>	<p>As part of our commitment to net zero, all buildings on the site will be certified Passivhaus, a tried and tested method of reducing carbon emissions from buildings during its lifecycle. It focuses on high-quality construction, new technology, and specialist design features, certified through an exacting quality assurance process.</p> <p>The exact details of the materials and energy sources are being agreed and will be submitted as part of the planning application.</p>
<p><i>Is the housing for autistic people social housing/supported housing?</i></p> <p><i>Will the homes for autistic people be "affordable"?</i></p>	<p>We are working with a specialist provider to build eight, one-bed homes that suit the needs of autistic people. The details of exactly what will be provided is still being agreed with the provider and the team at the Council but will be detailed as part of the planning application. We welcome your input on how these homes can be for autistic people</p> <p>The expectation is that the homes will accommodate young adults to help them live independently.</p>
<p><i>What were the results of the recent site investigations and how have you taken these into account in your design?</i></p>	<p>Site investigations were last carried out by MMU in 2019 and one of the key takeaways from the initial consultation was a need to undertake more up to date surveys to inform our plans.</p> <p>These site investigations have shown that remediation work is required as expected and we have used these to help shape the masterplan we have presented in this consultation</p>

Questions submitted	Answer
<p><i>Have the new surveys clarified the extent of contamination? When can we see the results?</i></p> <p><i>Are you still recommending that the suite should not be accessed due to asbestos contamination?</i></p>	<p>The details on the condition of the land and the measures required for remediation will be outlined in a report that will be made public when submitted as part the planning application.</p> <p>Step Places has plenty of experience remediating sites like this and there are a number of measures that can be put in place to ensure the safety of the public. We will develop a clear remediation strategy in tandem with the Council that sets out how we will deal with any contamination effectively and efficiently, in line with government guidance, with minimal impact to the local community.</p> <p>As landowners, the University's position is that the site should not be accessed by the public.</p>
<p><i>What other surveys have been done?</i></p> <p><i>How do we obtain the technical assessments?</i></p> <p><i>We have been told the survey reports are still to be completed. How were you able to complete these designs in that case, or are they subject to yet further change?</i></p>	<p>The team has now undertaken a number of new surveys, which have fed into this revised scheme. The surveys focused on the following areas:</p> <ul style="list-style-type: none"> • Ecology • Plants and Wildlife • Trees • Transport and Parking • Utilities <p>All the technical assessments that are being produced will be submitted with the planning application and will be made publicly available at that point.</p> <p>The reports are being completed and the technical work that goes into them is ongoing as we work up the design. The plans presented as part of this consultation are proposals and are subject to change in line with feedback received from the community, stakeholders and officers, as well as technical work.</p>
<p><i>Is there a new drainage strategy to support what appears to be a much smaller area of storage (in a controversial area)?</i></p> <p><i>Will this not make flooding worse?</i></p>	<p>The site is not in any flood zone, but the water table is quite high and we know that neighbouring areas can suffer from localised flooding during heavy rainfall. Our ambition is to include a number of measures to combat against this. The previous proposals had two ponds to help retain rainwater, before captured into the main drainage system, with new wetland habitats.</p> <p>These have been revised to provide one central detention pond in the centre of the site supplemented by extensive measures to combat the risk of localised flooding. We will deliver rain gardens, and rainwater harvesting and have Sustainable Urban Drainage Systems (SUDS) included across the site, to help manage surface water more effectively and limit risk of flooding</p>

Questions submitted	Answer
	<p>in the area. A Flood Risk Assessment alongside a Sustainable Urban Drainage Strategy will be completed and submitted with the planning application which will outline the risk and the measures to mitigate this. We are also working with Trafford Council to align our plans with the ongoing drainage work in Longford Park.</p>
<p><i>Any insights around traffic flow mitigation during the build would be really helpful</i></p> <p><i>What arrangements will be made to ease traffic in the surrounding roads that are already over congested</i></p>	<p>We have undertaken traffic and parking surveys to the north and south to better understand and manage the impact of the development. They show that the roads can take the capacity of the additional homes, even at peak hours. This has been helped by the revisions to the masterplan layout and tenures of the homes.</p> <p>The road and housing layout for the site has changed slightly to minimise the number of trips generated on each side of the development. With the increase in the number of over 55 properties to both the north and the south, and the inclusion of homes for autistic residents, there will be a significant number of dwellings where car ownership will be lower.</p> <p>However, to further minimise the impact, we are working with highways officers to develop traffic calming schemes on local roads. Outcomes of these surveys and discussions will be summarised in a Transport Assessment which will be submitted with the planning application.</p>
<p><i>how many parking spaces? if insufficient this will overflow onto neighbouring streets.</i></p> <p><i>What if residents have more cars than are currently available? Where will they park?</i></p>	<p>In partnership with highways officers, our plans for carparking reflect the reduced demand evidenced from existing developments and in line with current policies to further help reduce the number of vehicles moving around the site.</p> <p>All private sale housing will adopt a 1:1 parking provision in line with Manchester City Council car parking policy, with the larger homes having two spaces each. The age-friendly accommodation will provide around 40% parking allowance, and the homes for autistic young adults will have a 63% parking allowance. Following workshops with MICO, the homes for the co-housing group will have a 75% parking allowance. Dotted around the edge of the development will be on-street parking provision for visitors.</p> <p>Walking, cycling and wheeling is key to the future development, prioritising people over cars, which is why there will be public access between the north and the south, running along the wooded western boundary.</p>
<p><i>what provision is there for electric car charging?</i></p>	<p>We are aiming to provide all private sale homes with electric vehicle charging points. The aspiration is to also provide a car club close to where the co-housing area is located which will also have EV charging points.</p>

Questions submitted	Answer
<i>How many spaces per household for bikes will there be?</i>	All private sale homes will have a personal bike store. There will also be communal bike stores for the co-housing group, both age-friendly blocks, and the autistic residents block.
<p><i>Have Trafford allowed access to the development on the Trafford side?</i></p> <p><i>Are there roads in from both Trafford and Chorlton so accesible from both sides by car?</i></p> <p><i>why not have the road going all teh way through what is teh reason for that?</i></p>	<p>The revised scheme has two car access points, one from the south via Ryebank Road/Longford Road Chorlton), and one from the north via Rye Bank Road (Firswood).</p> <p>There continues to be no connection between the two roads which is in line with the development framework, which was signed off by executive members at Manchester City Council in 2019. By having two separate access points we can minimise the volume of vehicles moving through the site, preventing cut throughs and rat-running.</p> <p>The north access point crosses into the boundary of Trafford Metropolitan Borough Council. We have been liaising with Trafford about the scheme design and continue to do so as we progress towards and through the planning application process.</p>
<p><i>How will 120 homes (as original plan) not take same space as before? How can there be more green space?</i></p> <p><i>What is the calculation behind the claim that “net biodiversity will be increased”?</i></p> <p><i>Which parts of your surveys etc told you you are unable to develop the woodland bordering Longford Park? Why is that?</i></p>	<p>Our approach to the natural landscape has been informed by up-to-date ecological and arboricultural surveys completed across the site. The key consideration in re-shaping the plans is to retain as much high-quality existing trees and vegetation as possible.</p> <p>The landscape on the western boundary will remain as is, ensuring the connection with Longford Park is respected and the high value ecological habitat is retained. This equates to around a third of the site. Further to this, we have revised the layout and footprints of the buildings which means we can retain a further 1,000 sq m of extra green space in the development.</p> <p>To the North, the majority of the Aspen Grove will be retained, enhanced and managed. Established vegetation around the eastern and southern boundaries will also retain the mature character to the site and provide screening to the adjoining housing. Low interventions will be sought to enhance the landscape where possible whilst ensuring habitats are not lost.</p> <p>Biodiversity net gain is calculated via a national set method and it is mandatory for any new development to deliver an increase in biodiversity of 10% meaning that the development will result in more or better quality natural habitat than there was before development.</p>
<i>what will the ongoing maintenance arrangements be?</i>	The proposals we have put forward have a number of different elements that means the maintenance agreements will be agreed in detail at the planning application stage. However, at this point, we expect that some of the green space will be publicly adopted by the council's

Questions submitted	Answer
<i>Who will be responsible for the upkeep of the private spaces? Who will pay for it? Will there be a hefty service charge?</i>	highways department, for instance the trees that will line the carriageway. Some will be classed as private estate, for instance private gardens for the market sale homes. We are also hoping to give some of the land back to the community for it to be managed directly by those that use it. For the age-friendly properties, there are specific green spaces that will be designated for their use, and these will be managed and serviced by Southway's Urban Ranger Team.
<p><i>What happens after this consultation?</i></p> <p><i>What's the latest in thinking in terms of timeframe from planning application submission, to approvals, getting on site, phasing and completion?</i></p> <p><i>The development looks really good. How soon can you start building?</i></p>	<p>We welcome your thoughts on our revised plans for Ryebank – it is important to share them before 23:59 on Friday 1st November so we can consider your feedback ahead of submitting a planning application. You can feedback by filling in the form on the website or you can call, email, or write to us. Once the consultation has concluded, and comments have been considered and incorporated into the design where possible, the proposals will be submitted to the Council.</p> <p>At that point will be working with Manchester City Council throughout the statutory planning process so it is too early to say when we will be building on site, however we will ensure to keep those interested informed as we progress.</p>
<p><i>Why no public meeting on this development?</i></p> <p><i>Why is there no in person consultation?</i></p>	<p>We wanted to make sure that the consultation was as inclusive as possible, with all local residents receiving the same information, whether they have access to the internet, or are able to attend an in-person event or not.</p> <p>This is why we produced the brochure that was sent out to over 7,000 homes around Chorlton with all of the consultation material you would find at an exhibition or online. We left this was the most effective way of providing the greatest number of people the information as easily as possible for them.</p>
<i>Where are MMU? Where isn't there a representative from the University on this webinar?</i>	This is a webinar that has been organised by the development partners Step Places and Southway Housing Trust. It is to present their proposals for the site and gather feedback from the community. MMU have provided some answers to questions some residents have raised in the brochure.