

Chorlton Community Land Trust

Ryebank Fields: Early Feedback Engagement Findings

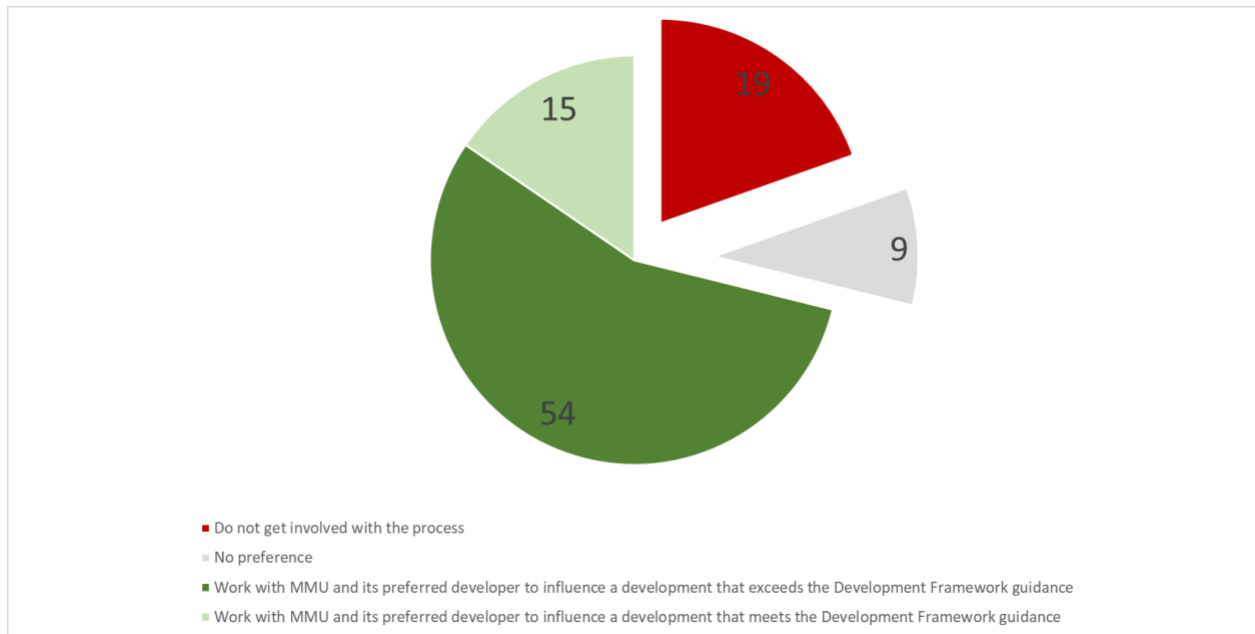


Survey Conducted Between 2 October and 18 October 2020. 307 invites were issued to CLT members and 100 responses were received.

Q: How do you think the CLT should engage with the development process?

	Count	%
Work with MMU and its preferred developer to influence a development that exceeds the Development Framework guidance	54	56%
Do not get involved with the process	19	20%
Work with MMU and its preferred developer to influence a development that meets the Development Framework guidance	15	15%
No preference	9	9%
Grand Total	97	100%

NB 3 Respondents did not answer this question



Full responses to other engagement points are set out as follows. The survey captured 340 characters per answer which was enough to cover most responses. Some minor editing has been done to the ends of phrases in longer answers to make the text more readable ; and in some cases “...” had been added to indicate that further text had been provided but unfortunately was not saved

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q1 Environment i.e. .retention and promotion of green space, trees, maintaining biodiversity, recognising the historic Nico Ditch, tackling contamination through remediation and improving drainage

The CLT need to totally rethink their position given the results of the surveys that the MMU have done. High risk areas of contamination that are unsuitable for development for housing adjacent to the school have been identified. The CLT should not be encouraging any development that poses such significant risks to health.

This is the ideal outcome in my opinion, maintaining some 'wild' inner city space which is so valuable for our natural world and community's mental health.

As the site is adjacent to the park it should have a strong landscape master plan. There is also an opportunity to improve the landscape at the entrance to the site and the entrance to the park from Ryebank Rd.

Very important, the site could unearth all manner of pollutants which will would negatively impact the area.

This is of supreme importance if we are to do a bit towards saving human life from extinction.

We need green space for people's mental health and to maintain biodiversity

This is a good summary of the important issues with regard to this space.

Need to retain all or most mature trees especially to perimeter and links to adjoining Longford Park gardens and playing fields. Retention and enhancement of the line of the Nico ditch. Replacement and maintenance of other significant planting in the new layout. Effective and controlled phasing of remediation work to contaminated land fill.

Environmentally (specifically above issues) there will be change..as there has been in past present but our future MUST be sympathetic and conclusively to what is presently there and (the numbers) who will be there. Compromises e.g. drainage seems inevitable but thought through towards Win/Win

This wild woodland space should be left exactly as it is without any housing development I believe.

The contamination on the site is a concern to me and we need to ensure the land has been appropriately remediated and that it is safe for people to live there. Flooding/rising ground water is also an environmental concern that will need to be appropriately addressed too.

Retention of all the green space.

This is very important and should be very achievable given the location, mature trees, the ditch.

From what I have heard the whole site is so contaminated that remediation would involve such expense and difficulty as to make any development non-viable. If (very big if) it were possible to develop the site I would look for as much green space as possible with SUDS systems. Keeping trees, recognising the Nico ditch and other features of the

Important that the land is remediated through development to ensure that it is cleaned up for future generations as well as our own. Important to retain as many trees as possible - including the walk-through alder grove if possible. Make a feature of the possible site of the Nico Ditch for educational purposes (links with St Johns school?).

All these things are important to me.

This is extremely important to me, and I am increasingly uneasy at pursuing this site in view of the increasing recognition of the Save Ryebank Fields group's case for saving the land as it is. I understand that if they have no chance of success then the CLT is a far-far better option than a general profit-driven developer / housebuilder bid.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Maximise retention of mature trees and improve pedestrian access to Longford Park. Retain/improve the quality of the existing open space. Make a feature of Nico Ditch as a shared green space.
Very important
I would like to see the development be an exemplar for environmental standards in integrating new housing with surrounding environments and maintaining (enhancing) biodiversity to secure a safe and accessible development.
The only way to keep the fields safe is NOT to build on them. The Nico Ditch, green space and biodiversity will be maintained by remediating damage caused by MMU investigations and leaving the fields as they were previously.
This can only happen if the fields are preserved intact. Building on them will not protect the environment.
I support all of the above. This is an opportunity to do things differently and maximise the opportunities for demonstrating development can be environmentally friendly
MCC declared a climate emergency, our air pollution levels are some of the worst in Europe. I believe anything which replaces carbon sinks with added emissions is not acceptable in my eyes.
Removal of asbestos is an essential requirement, also tackling local flooding issues, these need addressing so that items listed above can be given proper consideration.
Don't understand the form !
Green space, gardens and trees
All of the above important
There should be NO development . There are over 1600 trees on Ryebank Fields, many are very old. Older trees are known to be most efficient at absorbing and storing large quantities of CO2 and storing carbon whilst releasing O2. Much more so than newly planted young trees. It would be a travesty to destroy any of these trees.
This is a greenfield site so should not be being developed for housing. It is already used as open green space and the CCLT should be supporting its retention as open green space to be used by the community. MMU have allowed contamination on site to be disturbed by digging exploratory pits and bore holes irresponsibly, leaving contained debris
Widen 10m width of Nico ditch area/green corridors, manage existing trees and hedgerows.
Retaining hedges, trees , green space to support wildlife. Preserving the Nico is a high priority
Preventing & mitigating climate change is hugely important to me. The fields have naturally re-wilded and are invaluable to future generations. As they function as a carbon, pollution and flood sink they should be left alone.
A key consideration. Using the model of a garden village with shared communal area important.
This land is designated as Greenfield. Nobody disputes this as a fact. It is vital green spaces are protected for future generations, not placed at the mercy of unscrupulous owners, greedy developers, backed by local MMC Councillors, and local groups of potentially dubious intent.
Maintaining green spaces, trees and meadows
I would like any development to retain as much green space as possible, maintain biodiversity, recognise the Nico Ditch, tackle the contamination and improve drainage
From what I've heard at meetings, there is a large contingent of people who wish to see the space completely undeveloped...and I understand that point of view. I think it is unrealistic to think that it will not be developed in some way, but I agree that the retention and promotion of green space, trees, etc should be a huge consideration.
I agree with all the above as part of any development that takes place

CCLT Ryebank Fields: Early Feedback Engagement Findings

recognising the historic Nico Ditch, tackling contamination through remediation and improving drainage
Protection of the area as open green space with its own flourishing successional vegetation is most important in the context of a crowded city with poor air quality and resulting ill health. Children in Greater Manchester suffer with asthma at twice the national average. The mature trees here should be protected as a priority. The space is mor
absolutely vital
The only development should be to enhance this important green space as a green space with no housing development whatsoever. The contamination does not need remediation as claimed by MMU - research shows the best thing to do is to allow the land to rewild and not to dig it up.
Chorlton experiences high volumes of traffic and air pollution. We need as many trees and green space as possible. I would like to see the space maintained as a green space as far as possible. The land includes the historical Nico ditch which should be preserved, and the local history celebrated. The community value this space as a green space
Hello. I have no strong views either way. However, I firmly believe that everything you mention in the question on environment is a good starting point.
Ryebank Fields is a safe haven for local wildlife. The vast array of trees and plants support a whole host of insects, birds and small mammals, and it is vital this area is preserved.
I would be good to know whether CLT has been shown evidence and lab reports of any hazardous materials or gases or whether they are going on written reports? If lab reports prove the contamination, then we'd need to discuss what is safest in the long term. Would a clean-up now be safer than leaving it as it is?
I think the protection of green spaces is vital, but I also think that Chorlton has to take its turn in helping combat the housing crisis in Manchester. Obviously, the Nico Ditch and the mature trees are most important. I worry that developing the site up will stir up toxins from the old dump, asbestos or even UXB!
Rewilding is of vital importance to the future of the environment and this is our opportunity to retain land given to the people of Manchester for recreational purposes in a beautiful state, after tackling the contamination
The green space in this area is an important, popular and well used asset valued by the local community. It is good for the soul to experience the unique nature of the fields and all that they nourish and provide.
Yes, but I think the land should be built on. There is a local need for housing, but this should reflect the needs of the community. There are trees and biodiversity that should be protected but this is a real opportunity to clean up the site. The current usage is pretty low.
Chorlton has excellent access to green space. Quite a lot is biodiverse. This does not mean we should reduce the amount of green and bio-diverse space. Indeed, there is an argument that it strengthens the case for increasing it because it is such a feature. A development that did not reflect this character would be a step back.
The only way to retain and promote green spaces and trees, maintain biodiversity, recognise the historic Nico ditch and tackle any form of contamination on the site is to leave this as a green space. Rather than remediation by way of digging up the site, the best way to tackle any contamination is re wild the space.
Preservation of wild open spaces with access to the public and retained sense of space and nature.
I believe that at this time of Climate Emergency increasing density of populations in urban, and suburban contexts; that retention of relatively wild (native, natural species and general

CCLT Ryebank Fields: Early Feedback Engagement Findings

biodiversity) sub-environments is of particular importance. Such areas are too widely disregarded in favour of "development".
The development should include as much green space as is viable, ideally incorporating a high degree of biodiversity. I don't have any strong feelings about the Nico Ditch.
Maintaining and improving the ecosystem making sure the space doesn't go from a green space to a concrete one.
I think this is important but as i am led to believe that the land is contaminated as with land around Pomona docks halting and postponing building work.
Drainage is an important issue. There is already a real problem with drainage and subsequent flooding across the adjacent Longford Park, so it would be vital that any development took full notice of this. The retention of mature trees as well as planting new trees is a factor in this.
Retention of green space, maintaining biodiversity, particularly sites for insects which are the basis for the rest of the animal kingdom to survive. improving air quality...
Retaining as many trees as possible, especially around the perimeter, and any that need to be moved from there or elsewhere look at replanting where viable. Keep or replace as much open grassland as possible. Making a feature of Nico ditch -with a wetland area to enable a wider variety of animals to make it their habitat.
My preference would be to keep the green space as green space with no building on it at all
Retain Ryebank Fields as it is.
This area should be used to provide types of housing to help alleviate the housing need in and near Chorlton but be designed around the Nico Ditch and maintain some open areas and support biodiversity.
Retaining green space & as many mature trees as possible is of major importance. The city needs green 'breathing' space & as much as we can we need to protect what little we have. The site is next to a park but that does not mean we can lose it as a vital green space for the city. It would be nice to protect & preserve the Nico Ditch...
I think there should be no development on Ryebank fields but issues regarding contamination should be dealt with as safely as possible for the sake of all future users of the site and all the nearby residents.
Maintain green space making it accessible to all and promoting biodiversity
I would place huge emphasis on retention of green space, trees and biodiversity. I would remain circumspect on tackling contamination through remediation and improving drainage is that entirely necessary, and is the risk posed by decontamination potentially worse than leaving the ground undisturbed.
This is important but only in consideration alongside Longford Park. Clearly the historic asbestos needs making safe.
The development should maximise the ecological potential of land not occupied by housing and associated infrastructure, through provision of green space e.g. woodland/wildflower grassland adjacent to Longford park, and through green corridors interspersed throughout the housing plots. Consideration should be given to environmental enhancements...
Protection and nurturing of green space, trees and wildlife are massively important. I'm less convinced about the need to preserve the ditch per se - but if it is a useful water source and habitat then keep it that way. as the adjacent Longford park is largely open green space, it should be cultivated as more of a wildlife haven...
Promotion of green and blue space. enhancing biodiversity. inclusion of reed beds etc. see Malmo for examples of how green and blue space can be integrated into dense urban housing development

CCLT Ryebank Fields: Early Feedback Engagement Findings

<p>It always worries me when new roads or buildings are set up, as I always think about wildlife, flora and fauna so I'm glad that attention is being paid to this aspect of the environment in the development planning, rather than just packing as many dwellings as possible on the site.</p>
<p>All the above are important. The aim should be to increase biodiversity, not just maintain it. If possible, permeable surfaces should be used for domestic hard landscaping, car parks, roads etc. and the Nico Ditch (which was a drainage channel for the brickworks) should be incorporated into any drainage scheme.</p>
<p>Ryebank Fields should be remediated for local nature reserve/open green space end use. This land must not be developed. This is by far the safest option as it would avoid digging up toxic landfill and transporting it through residential streets. There are over 150 millennium oaks, a fine example of an Aspen grove...</p>
<p>The fields should be left wild with no development - this is the only way to protect the wildlife, trees and wildflowers. We are experiencing a climate crisis. Manchester residents need fresh air and green space. Brownfield should be built on before greenfield. The streets of Chorlton should not be polluted with the contaminants that would be</p>
<p>The retention and promotion of this green space, it's trees and wildlife and maintaining biodiversity is of utmost importance to me, as is the preservation of the historic Nico Ditch. This is only possible if there is no development on this land at all.</p>
<p>Green spaces are very important to me, especially those maintaining biodiversity and working with what is already there. Nature is important for mental health in a (sub)urban environment.</p>
<p>I would like Ryebank Fields to remain as a green space. I don't support any development on it.</p>
<p>Retaining green spaces is very important. The Covid pandemic has demonstrated how important green spaces are to people.</p>
<p>Obviously, the new development is taking place on existing green space ideally, I would like the impact on greenspace to be as limited as possible.</p>
<p>Keep as many green spaces as possible and plant as many trees as we are fitting fruit trees so that people can also benefit from the crops</p>
<p>Important to retain green space but also protect against possible flooding. Agree with points above.</p>
<p>I am all in favour of retaining as much of the green space as possible. It's beneficial for both the wildlife and the environment and appreciated by many visitors.</p>
<p>Important to keep trees and greenery</p>
<p>These are definitely important issues, for the environment as well as the general well-being of people and families to grow as a community and have use of such a space locally. This should be used to engage the community to create activities which will bring people together, whilst making them aware of issues we can deal with together...</p>
<p>Ryebank Fields should be remediated and remain a green space. The fields must not be developed.</p>
<p>Maintain as much green space as possible, with wildlife and wildflower corridors to encourage biodiversity.</p>
<p>I believe we're all better off if green space is preserved, but that said we are well served for parks in that part of Chorlton and the area under review would provide a lovely location for housing.</p>
<p>Trees and open space</p>
<p>I think it is important to keep historical features especially the Nico Ditch</p>
<p>There is strong local opposition to the development of Ryebank Fields and I think it is important that the CLT add their voice to that. As a CLT member I would argue strongly that the land should</p>

CCLT Ryebank Fields: Early Feedback Engagement Findings

NOT be developed. In this time of Covid countless studies have shown the importance of environment, access to green space and its importance to mental health...

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q2 Layout & Adaptability i.e. requirements for green open spaces, plus making sure people can access and easily move about in the development and connect to the rest of Chorlton and surrounding areas
Access to the fields from Longford Road should be improved. The fence should be removed, and a more welcoming entrance provided. Other access points and connections to Longford Park and Rye Bank Road Trafford side need little alteration. The fields are already a green space of great value.
I would like to see the space optimised for the benefit of pedestrians and cyclists.
A good master plan will resolve this, with simple and strong urban design principles.
I can't really see how it connect with the rest of area, or how people's private houses and gardens constitute green open space.
This is also extremely important. Chorlton is a wholesome happy community on the whole and we need to fight to maintain that and not have something incongruous dropped in from above.
Please emphasise community and shared areas
Consideration needs to be given to how over-crowded by cars this area is already so access by foot or bike should be prioritised.
Ideally links for pedestrians and cyclists both north and south and east west should be retained and enhanced.
The Layout must have green spaces re: biodiversity. The current Covid crisis has merely pointed up our needs for unpolluted green space. It has helped us value birds, trees and better air. It has nourished our physical and mental wellbeing. The proximity to trams and use of viable cycle lanes must take precedence over the car...
As a resident of Newport Rd access to the planned development will have a great impact on myself and my family. It would increase the already large amount of traffic which use Newport, Longford, Nicolas and Ryebank rd. During the hours of around 8am-9.15am and 3;30pm-4;30pm its impossible to get out of my road...
I would like the homes to have private gardens but to also have green open spaces to encourage social interaction. The layout of the homes should encourage neighbourliness.
The residents of Trafford certainly don't want to open up that end of the fields. It would destroy the wonderful Rye Bank Residents Garden. Trafford residents were not consulted over the development framework, and yet it the higher density housing wants access from Rye Bank Road. Criminal.
This is the perfect opportunity to design a development that has community, rather than just a series of individual boxes with boxes for the boxes on wheels next to them. Let's look at how the impact of cars can be minimised so that children can play, everyone can move thru the space and notice their surroundings and their neighbours.
I would like paths maintained across the site to connect with the rest of Chorlton. Residents should be encouraged to be car-free. Play areas for children away from any vehicle access.
Design layout so that maximum areas can be kept green. Could mean that the housing is quite high density. Layout around shared gardens spaces. Aspects of homes to increase solar gain. Car parking on peripheries - street scheme designed to promote social interaction/play. Lessons from good practice elsewhere e.g. Town's award-winning Marmalade Lane...
Access and connection should be mindful of the potential impacts on the local residential areas.
I'd like a focus on walking, cycling and mobility vehicles, and as much green space as possible
It is important that resident's particular requirements and potential future needs are taken into account. A significant proportion of the properties should be designed to meet, and where practical exceed, 'Lifetime Home' standards and good practice, to be 'age friendly'.
Very important

CCLT Ryebank Fields: Early Feedback Engagement Findings

Very important
Maximise open spaces and encourage integration with rest of Chorlton. Place real emphasis on bike and pedestrian accessibility.
Leave Ryebank fields as they are with some remedial work to deal with contamination caused by MMU exploratory digging.
Complete remedial work only to address damage caused by MMU. No building.
It should retain the sense of public space with green walks and places to enjoy the environment
Maintaining open green spaces, and access by the local community is vital for this particular site.
Don't understand the form!
Enclosed or gated community
All of the above important
Any housing development would be detrimental in terms of supporting efforts to improve air pollution and climate change in Chorlton and Manchester. Accessibility in my view is irrelevant as any increase in cars would do nothing to reduce traffic and carbon emissions in an area which already is a major concern in terms of traffic, parking...
People haven't had a problem moving around the site which is already green open space until MMU started fencing it off. If the site is developed there should be no access to traffic from the Northern side of the site in Trafford which is a small cul-de-sac with its own community and a beautiful community garden...
Ensure pedestrian and cyclist through routes to park along all 'green corridors'
A sense of space , homes with internal space and proper front and back gardens , something different from the usual overdevelopment
The fields are very accessible as they are and provide an excellent through route to Trafford away from traffic and pollution.
Agreed, green open spaces, consider a car free option.
As above I believe the site should not be developed.
I would like the development to provide a small amount of green space for each house, together with well thought out communal green space. I would like there to be access from both ends of Ryebank Road, but no drive through.
Secondary to maintaining a green and healthy environment, accessibility should be a major consideration; how that will take shape depends on the development.
Again, happy with this statement, allowing for the car to have as little impact as possible on any development.
Less concerned about this. Hopefully a good design will sort access.
I think that a north-south access path through for pedestrians and cycles would be important.
Absolutely vital - any development needs to be open and accessible - worst possible outcome would be a 'gated community'
The best green open space for the community is leaving the entire fields as green open space. Not token green space and biodiversity.
Should keep connection to Longford Park. Access for residents of the area should be retained. Any development should retain green space and trees as far as possible.
Yes, these are all very necessary requirements and I will endeavour to give them as much support as I am able
.
The area should remain accessible to the public from both the road and the park.
This is important . The plans had a one-way system designed with houses in a cul-de-sac. I do not approve of this as it will cause bottlenecks and traffic at the Rye Bank Rd, Stretford end of the patch.

CCLT Ryebank Fields: Early Feedback Engagement Findings

A smaller, higher density development would be preferable, I think. This seems like an ideal site for a carbon-neutral, co-housing community. Possibly for older people, so as to reduce congestion impact.
There should be no development on the land. The local community should then decide how to most positively use the land.
Sympathetic architecture in terms of materials, design and quality of construction.
Residents should have access and the layout should be user friendly for cyclists, walkers and older and younger people. Any development should fit into the landscape. It has potential to be a bit soulless and this should be avoided.
Any development that walls off or restricts movement would be bad for Chorlton. Any development needs to be part of Chorlton, not a special area.
The best way for people to access and easily move within this area is not to develop. Leave things as they are. Re open the space to the public to connect it to Chorlton and the surrounding areas.
Links to Longford park and natural landscape rather than man made/ sculpted areas
I don't think that 'greenwashing' such a development (such as described above) amounts to anything more than tokenism, and an attempt to distract or appease by inclusion of, and reference to "green open spaces" within the context of such a development at this scale.
See above re green space. Accessibility is vital, although the focus should be on walking, rolling and cycling rather than driving. Parking should be on the periphery for the vast majority of residents unless they have a specific need. On-street parking should be completely discouraged.
options for traffic free movement and quieter routes
Have several communal open grassland type spaces for residents and local people to use, with only small private gardens. Make footpaths and cycleway the main way of getting around the area with cars kept to the back and periphery of housing, As little tarmac as possible. Through walking and cycling routes to Trafford and Chorlton sides....
There are very few green spaces around Chorlton, so it is important to retain what we have
As above with play facilities for children on the development.
Whatever development takes place here it's vital that the space is readily accessible to the people of Manchester. The need for open green space has been emphasised this year more than ever to support the health & well-being of the city's population. There should be no restrictions on this site.
There should be no development on Ryebank fields. I think it is somewhat hypocritical to develop an existing green space and then add in a few bits of green space as a panacea.
Accessible to all
I think it would be valuable to have an 'outward facing' porous development, rather than one which is gated or has high walls - so that it is integrated with surrounding areas; pedestrian through routes can enhance security.
It should flow alongside Longford Park, meaning lower density housing.
Agree with the current proposals for one vehicular access point from Longford Road. Pedestrians/dog walkers should ideally have access from Longford Road, Rye Bank Road and a new entrance (or two) on Longford Park.
The space is too cut off - there is no walking access to the east or the south (the access that is there is unofficial via dangerous wire fencing or none at all) It should be possible to do a fantastic green walking loop round Chorlton - the addition of a small gate/footpath for instance through the green space at the end of Peveril Crescent
No fences or barriers around residences. No cars (ideally in whole development) around residences - confine to the perimeter of the space. Cycle/pedestrian routes to shops (may require parking alterations in adjoining roads). Play space for all ages. Growing spaces.

CCLT Ryebank Fields: Early Feedback Engagement Findings

<p>The direct entrance to the park from the site is good planning, as well as reviewing and possibly extending the amenities in Longford Park. The retention of the currently unmanaged trees which form some natural boundaries is good. There is currently good access to green spaces in the surrounding areas via the canal path...</p>
<p>Avoidance of a gated-community-type development is essential. Porosity with Longford Park is important. Green space should be maximised. Car use/dominance should be minimised. Existing Firwood residents should be encouraged to have wildlife highways into the Fields.</p>
<p>No development. Why are these questions all loaded towards development? Why not ask people what they actually want for the land? This survey reads like an attempt to direct opinion towards a pre-conceived and pre-determined stance rather than actually listening to what members actually want.</p>
<p>No dig. No development. No pollution ... so no need to discuss layout... leave the fields as they are - wild.</p>
<p>There should be no development therefore retaining all of this much needed wild, green, biodiverse space as a place that the people of the surrounding area can access and benefit from for their physical and mental health.</p>
<p>All of the above. I would not want this area to become a "gated community". Accessibility is key to promoting an inclusive community feel, especially since Chorlton is a lovely community.</p>
<p>Important. The space should feel connected and integrated with the rest of Chorlton.</p>
<p>I'm not sure of the bus routes are near there but maybe if there was a large community of people living there in the city council could be asked to put a bus route nearby. The houses can have small car parks outside their house just to encourage people to stick if they're going to have a car to stick to small cars...</p>
<p>Important to ensure that the development does not have a negative impact on the adjoining residential areas.</p>
<p>I think the people of Chorlton should have a say in the way the fields are developed to ensure it connects to Chorlton and other areas. Due consideration should be given to the Site Investigation reports.</p>
<p>Keep it open and not a 'gated community'</p>
<p>Currently the fields connect a large area of people from different areas, which increases the sense of community over a wider area, and allows greater cohesion of a city and its inhabitants. The fields should continue to allow for this, and not be a cut off for one area to another.</p>
<p>No development.</p>
<p>Make sure the development is permeable, not a "gated community" to integrate it with surrounding areas and to provide multiple through-routes for walking and cycling (see "Traffic & Travel").</p>
<p>I think adding a housing development which is accessed through Longford Rd would be a nightmare for existing and future residents. It's already a long narrow residential road with 2 nearby schools for added congestion. Ryebank road is less of a nightmare but also provides access to the park which brings in traffic.</p>
<p>Easy to use open space</p>
<p>In my opinion MMU have no right to sell this land. It was gifted to them from MCC on the understanding it would be used for recreation</p>
<p>There is a requirement for green open spaces in Chorlton. Ryebank should be preserved as such. We should not be looking at ways to integrate green space into a development - rather, it should remain an entirely green space. The fields are valued by the community and should be preserved.</p>

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q3 Traffic & Travel i.e. parking provision, local congestion, connections to public transport, and connections to cycling and walking facilities

Poor air quality is currently responsible for 80 % of deaths in Europe. The CLT should not be supporting a development that would lead to an increase in vehicle traffic in this area and lead to further poor health. The popular footpaths through the fields need to be formally recognised and included in any future plan.

I would like to see the space optimised for the benefit of pedestrians and cyclists

A connection through the site to Trafford would be preferable rather than creating a cul-de-sac. I would suggest the minimum parking provision so discourage the use of cars and encourage safe and pleasant walking and cycling routes.

Again, there only seems one way to connect to the site, using existing roads and therefore the inevitable increase of traffic.

Please make this a model of low impact building to link well with public transport as well as its green setting.

Please emphasise cycling facilities especially the safe storage of bikes. Electric car charging points will be important. Think about car sharing rather than people having individual car parking. Remember facilities for people with disabilities.

Maybe the housing could be for people who are car-free or sign up to car sharing?

Parking of private cars in curtilage should be limited to one per housing unit, with controlled parking for visitors and delivery vehicles. Plus as Q2. A 'shared surfaces' main link 'road' to the different sectors of the development with access points to surrounding areas both north and south.

See above: How a road or pathway can cleave or integrate a community has been mooted planned and realised positively in the countries cited above. The relatively area size here is either an impediment or challenge regarding the numbers potentially residing here or to those passing through...

See above. 120 executive houses you would imagine each house having a minimum of two cars, that's potentially 240 more cars having to negotiate the already overcrowded Nicolas, Newport, Longford and Ryebank. Ryebank Rd on the Trafford side is a small cul-de-sac at the moment I dread to think how this proposed development will impact on that side.

Traffic congestion on Longford Road, Newport Road and Nicolas road is a big concern and to minimise the impact we need to ensure, as per the Development Framework, that there are two access points to the development. One from the Chorlton side and one from the Trafford side but not allowing through traffic (so avoiding a 'rat run').

Traffic is already a terrible problem in the area. The development would only exacerbate a huge local nightmare.

Fewer cars! Car sharing. Better cycle lanes

Cycling and walking access to both ends of the site.

Connect the two Ryebank Roads for cyclist and pedestrians thus linking up neighbourhoods currently just off. Work with local groups e.g. Chorlton Climate Action Group and Walk Ride Chorlton to benefit from good practice ideas and integrate with other measures being considered e.g. one way on Longford Road. Incentivise low car ownership...

Every effort should be made to make it easier to walk, cycle and use public transport.

This is difficult given that existing public transport e.g. Firwood tram, is not actually very close for many disabled and elderly people, plus of course many of us don't know when if ever we'll be back on public transport now. Ideally though I'd like to see a massive shift away from car use being seen as the norm for anyone without mobility problems...

CCLT Ryebank Fields: Early Feedback Engagement Findings

The development should be fully accessible, pedestrian/cycle/mobility scooter friendly and largely car free, while providing necessary service and easy disabled access. There should be adequate provision for charging of electric vehicles for residents & visitors, but the car should not be king. Alternative transport options should be encouraged...
Very important, particular walking and cycling as all new developments must help reduce car dependency
Very important
Must not increase traffic congestion in neighbouring streets during development and post esp at peak time of school drop off and pick up. No extra parking on neighbouring streets or on pavements
The roads round this area are already congested, any extra traffic will increase air pollution
Congestion on both sides of the fields. Increasing traffic would be disastrous.
Discourage private car ownership, by making good well-lit links to public transport hubs, limit traffic in, encourage cycling and walking.
Longford road is already a one-way system during school time because the traffic is bad. The cycle lane developments will push more traffic down the road. It cannot support additional load.
I would like to see parking provision kept to a minimum, instead promote use of cycles, and public transport if that is possible.
Don't understand the form !
All of the above important
As above. Will exacerbate parking, emissions and congestion issues.
If the site is developed there should be no vehicle access from the northern side in Trafford as above.
No car access onto Rye Bank Road onto Great Stone Rd/Kensington Rd, which is already very busy
Off road parking for all new build houses on the land
Another 120 etc houses will add to heavily congested and polluted streets.
As suggested above, for reasons of traffic congestion on access roads, parking spaces should not need to be considered if it's to be a car free zone.
The existing problems on all the local streets is well documented, several members of CLT board are resident on Longford Road so am sure they are aware of the present traffic chaos, especially at school times and when events taking place at Longford Stadium.
Minimal congestion; off-road parking
I would like the development to try to limit car parking but recognise that each household will probably want a parking space each. I would like to see parking set out in small separate areas rather than beside each unit, ideally each area would have electric charging points. The main congestion is around school start and finish times...
Cutting down on car transport and promoting public transport as well as bike and walking means is an important goal.
see above
Need to find a way of capping the number of cars any development will attract. Don't know how this is done. public transport etc all as easily accessible from there as most parts of Chorlton. In any event that doesn't stop people wanting cars
No parking needed and would be a backwards step. Cycling and walking connectivity far more important.
From a Nicolas Road residents' perspective - traffic is definitely an issue now as is parking - but nowhere near as bad as some people make out. Any traffic flow measures should prioritise preserving quality of life for the roads affected over and above making the new development convenient...

CCLT Ryebank Fields: Early Feedback Engagement Findings

There is no argument to support more traffic on the supporting roads and an increase in air pollution.
The roads leading up to Ryebank fields are already very busy and congested. Particularly Longford road where St John's school is. There is significant dangerous traffic at peak times which presents a risk to children going to and from school.
This is a big problem, but I am not sure how best these issues are able to be resolved.
Walkers, wheelchairs, prams and cyclists should be able to access the area.
See above. Yes, agree with wide pavements and cycleways if possible
Access is difficult and roads would need to cater for this before development is approved. It should be an essential part of any development framework. It's bad enough around St John's already, so what impact would this have on air quality for children and residents?
Traffic in the vicinity is already a serious problem. Any development on the Fields will obviously exacerbate this.
More and better cycleways are what we all want. The public transport connections are already excellent
Public transport incorporated. Walking and jogging lanes, plenty of parking
In my view the traffic issue will be the main stumbling block to any development. Trafford and Manchester Councils need to work together to resolve the access points. Longford Rd, Ryebank Rd, Newport Rd and Nicolas Rd are very narrow and are multiple car households. A development of 80 properties will increase car numbers significantly...
We need to prioritise pedestrian and cycle access without creating an exclusive pedestrian area. We need to recognise that roads with cars on, while bad for the environment, feel accessible. I'm not a planner but I imagine that is about lines of sight.
We don't need any more traffic in this area. It's already congested on both sides of the fields. We should be looking after the air around us and be improving its quality rather than inviting in substantially more traffic.
Cycling facilities and footpaths
Traffic and travel links in this area of the locality are presently regularly very problematic because of congestion coupled with flow-constricting parking. This occurs both on a day-to-day basis, and during various evenings / weekends because of the proximity of the two recently expanded primary schools, together with the entrance to an under
Limited road/parking provision. Max 10% of overall land available given up to cars /use, cars parked to rear of properties. Frontage to be communal space.
See above re moving around the site and limiting parking as far as possible. Communal cycle parking facilities should be made available, along with shared cargo bike facilities for those that want to shop by bike.
The amount of cars in the area is already a problem. More housing means more cars, for me it's important to make sure there won't be a more intense hyper saturation of cars in the area and those that end up arriving there have enough space to park without occupying pedestrian paths. It would be important as well to improve the public transport...
I think traffic will be a huge problem either traffic exiting and entering via Ryebank Rd on the Trafford side or onto Longford and Ryebank on Manchester side especially if new cycle way at 4 banks crossroads comes in
The area is already quite congested in the existing residential area as most of the houses in the neighbouring streets do not have off street parking. There should obviously need to be adequate parking in any development for residents and visitors, which may cut down on the area available for property.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Areas for parking away from main centres with short bus routes or walking routes. Access for disabled people and key workers etc to be allowed for.
Make strenuous efforts to minimise car ownership on site and emphasise walking and cycling as the main means of transport and highlight links to trams and buses a feature. Have a car club. All homes to have electric car charging points and bike storage. Work with local residents and schools on a traffic plan to minimise traffic...
I would be very concerned about increased traffic flow which is already bad
Sufficient parking should be provided that is sufficient for the residents of the new development and does not mean they park on the surrounding roads to the detriment of the residents of those roads.
A one-way system with limited parking could help the congestion experienced at the moment. Better provision for cycle parking would also be helpful. A minibus service around the nearby streets with access to health centre, supermarkets, bus & tram stops.
Any development on Ryebank fields will inevitably cause congestion. Both Longford Rd and Ryebank Rd are difficult to drive down at the best of times due to on road parking and access to Edge Lane from Ryebank is difficult all the time. Any excess car use will increase this. There are no current connections to public transport...
Cycling connections
Proper parking plan developed but also do everything possible to promote use of public transport. For cycling, it would be crucial to have easily accessible secure bike parking (perhaps with a pass card similar to university staff and secure bike sheds). Making bikes quick and easy to use and store securely likely to make a big difference.
Given the existing traffic challenges on Ryebank Road with Longford Athletics and the local primary schools, encouraging people to not use their cars with cycling and walking facilities is very important.
No issues regarding congestion. In my opinion concerns from opposition are disproportionate.
One or two disabled spaces could be provided on the existing hard standing but there should be no parking provided otherwise. It should be promoted as a walking route to link Chorlton with Old Trafford.
This development should not go ahead given the access to the site. Ryebank Road has cars parked either side and driving down it in the mornings is often problematic. It's too near the school and dozens of very large vehicles are going to cause chaos for months on end. Over the medium term there will be hundreds of vans/contractors on site.
Traffic increases cannot be mitigated unless the development could be made car free, which would be good. Connect with beelines and cycleway. safe walking/cycling routes to tram stops in Chorlton and Stretford. Traffic in and out of site at Trafford end of site where there is more space may need to be served by shuttle buses.
This is the biggest problem, as the surrounding streets are already congested. Even though two access roads are planned, that still means cars are travelling on nearby roads to access the site. I assume not all the new dwellings will have off-road car parking?
The development should be planned to have a positive effect on existing local traffic problems. A mix of age groups among residents should help to minimise morning rush hour. Walking/cycling to school should be the norm. There should be a communal bike shed and a cycle exit to Peveril/Copley. An electric minibus service (also serving local streets)...
No development. There is already chronic traffic congestion on both sides of the fields due to Great Stone/Kensington Road and Edge Lane being the only two routes west from Chorlton (due to the Metrolink and R. Mersey) into Trafford. This is exacerbated by the proximity of Old Trafford Football and cricket stadiums to the north...

CCLT Ryebank Fields: Early Feedback Engagement Findings

<p>The traffic in this part of Chorlton is unbelievably heavy during school run times. The fumes and congestion are not good for children and adults alike...</p>
<p>There should be no development on this land therefore no increase in traffic congestion or pollution</p>
<p>This is a tight area of Chorlton, so additional traffic by car should be avoided at all costs.</p>
<p>Very important that the area is connected to public transport if local people are to access the area.</p>
<p>It is very important that any additional houses added to the local area do not adversely affect the traffic situation for existing local residents. If there is no(or limited) parking provision provided for new housing development, then it must be clear that these residents cannot expect to park in adjacent areas.</p>
<p>Yes, all of the above. I would be concerned about traffic management given the nature of the access areas around Longford Ave and Ryebank Road.</p>
<p>The traffic in and around Chorlton is already congested, particularly during rush-hour. Parking is a nightmare, if more houses were built this would have a negative impact.</p>
<p>Be sure each house has plenty of its own parking.</p>
<p>There is a problem locally of parking issues and new properties should provide a greater allowance for spill over of cars for the local existing houses, if possible. Connections for cycles and public transport is good and should be enhanced further where possible.</p>
<p>No development. There is already a serious traffic congestion issue on the surrounding street on both the Trafford and Manchester sides of the fields.</p>
<p>Think forward and think big and make this a "no private car" development. Work with Manchester City Council and Enterprise Car Club to ensure that shared cars are located at the site (adding to the several Enterprise Car Club cars which are already located in Chorlton and well used). Relevant link: https://www.enterprisecarclub.co.uk/gb/en/</p>
<p>Parking is already difficult, need to limit cars somehow. The fields are quite close to the tram though, which will suit some new residents.</p>
<p>Needs to be part of an overall traffic management system for surrounding streets</p>
<p>The geography of the area will not allow for an increase in traffic and parking without severe disruption.</p>
<p>There is a serious problem with traffic, congestion and parking provision on Longford Road and surrounding streets. Any development on Ryebank fields will make that a lot worse. There is no way that any number of houses should be built. Longford road is congested at school drop off and pick up times...</p>

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q4 Housing i.e. sizes, types and tenures of housing and the mix of prices/affordability
MMUs reports show that the site is unsuitable for housing.
I don't want to see this land built on
Medium suburban density (40-50 to the Ha) would be suitable here to make the best use of the site. A blend of types and tenures would create a more vibrant community.
No opinion
Really important that the homeless are provided for. No more middle-class promotions, please. No more non eco buildings. Our lives are all at risk Please build at least 50% to house the homeless. Ensure that this is an integral part of Chorlton, not something dropped from above and certainly not car dependant.
We don't need any more large houses in Chorlton. We do need affordable houses with green spaces and communal areas.
Ideally
A mix of 'affordable' 2 and 3 storey town houses including some social housing for rent and provision for supported 50s plus units in low rise flats, which does not distinguish tenure types simply by house design or materials.
I feel any healthy community must reflect all sizes /types /and in one of ALL those residents. Economically the mix is a challenge but . A MIX it has to be. (I.M.H.O.)....otherwise market forces determine all above issues via P.R. (flannel really) while profit margins marginalise much else- as evidenced elsewhere.
No development
I think low rise housing would be suitable on the site and is perfectly suited for a mixture of homes including three and four bedroom homes.
None. The area cannot sustain the development.
There should be a mix of housing and tenures. My ultimate dream would be for the whole site to be a multigenerational cohousing scheme, with different sized homes including apartments designated for older people.
Family housing with a mix of sizes. Creating a multi-generational community would be ideal.
Support for cohousing which includes apartments with communal facilities such as a community building, which can be shared with other members if the community. Maximise the numbers if affordable homes including social rent and affordable home ownership. Integrate tenures and types across the site - i.e. not segregating renters and owners.
I favour a mix of housing sizes and tenures with a good proportion of affordable housing
I'd like it to be mixed tenure with a commitment to affordability. Would like to see accessible, life-time housing design and am not keen on age segregation.
The Ryebank community should aim to be mixed, not an exclusive ghetto. The opportunity should be taken to include some truly affordable housing for rental & purchase. There is proven demand for cohousing in the area, both multi-generational and also focused on the needs of people aged 50+ aimed at offering a supportive environment...
Very important
Very important
Good mix to sustain a balanced community with max possible number of affordable units
None
None

CCLT Ryebank Fields: Early Feedback Engagement Findings

At least 30% affordable (not for south Manchester but the city average) co housing opportunities , fully accessible , some ground floor only, not just family homes. No investment in private rental homes, no Airbnb put covenant in
If any housing is built it needs to be affordable housing.
Range of dwelling sizes and styles; mixture of houses and include a block of flats for older people. Mix also of prices and kinds of tenure; affordable housing, shared ownership, owner occupier.
Don't understand the form !
Affordable rented as well as houses and flats to buy
A good mix of affordability and types of tenures , including co housing for over 50s
NO development in this open, green, rewilded space.
None supported
max 2 storeys
Family homes, there are plenty of flats locally , new and in planning, also plentiful supply of terrace smaller homes already exists, large family homes are in short supply
In order to meet the needs of future generations and maintain diversity in Chorlton the development should be 100% social housing.
Imperative to have mixed use i.e. social/ key worker housing along with private housing of various sizes.
Existing plans are for 120 executive homes...
No housing! If there must be, a range of prices and affordability
It would be fantastic if this development could become an exemplar for progressive and environmentally sustainable building. To achieve that I would love to see a cohousing development (either for older people or multigenerational) ; a wide range of housing options including 2/3 bedroom townhouses up to larger family houses...
With the chance to build sustainable, environmentally friendly housing it should be a priority to include housing for every type of need...but housing should be kept as minimal as possible for quality rather than quantity of units.
I would prefer a community led housing project, to incorporate rental, shared ownership, market price and co-housing for over 50s
Focus on housing priced in relation to average incomes in Manchester, not house prices, otherwise affordable is not affordable at all.
This is the wrong time to be planning more housing on green sites. Our city centre is empty, with businesses reducing their office space requirements as more people work permanently from home for at least a few days a week. Demand for city centre retail and leisure space will also be falling off as people get into the habit of buying online...
i actually prefer a low density - it's not a good location for affordable or social housing in the conventional sense because that would require higher density, more car use - bigger drain on utilities and facilities etc (most campaigners seem to overlook that this should be viewed in conjunction with precinct and swimming baths sites)
This should be a development of an important green space for the community's wellbeing, with no housing.
There should be a mix of affordable housing and higher value housing. The area is already too expensive
Given the state of the area, I understand that Asbestos and related products have been found, I consider that any proposed housing development should be given the thumbs down.

CCLT Ryebank Fields: Early Feedback Engagement Findings

The area is in dire need of affordable housing, as is most of Manchester. Chorlton has much to offer, and this area should provide affordable housing for people of all backgrounds to be able to remain in or join the community.
A mixture is often good for the community to ensure diversity
A smaller, co-housing, carbon neutral development, ideally for older people. Should certainly have affordable elements.
There should be no housing on a greenfield site.
Housing MUST be affordable
I like the idea of mixed housing for different generations. Eco housing and let to buy are very good options for the area. I think it would be a mistake to plan an executive homes development as this will generate community concern, although there is a shortage of good-sized family homes.
Chorlton scores highly on well-being indexes, except in the case of equality. There is a marked divide between south Chorlton (poorer) and north Chorlton. Affordable rented housing would address this.
Why housing????? Why not wild green space. Why not NO development.
Affordable housing - not just large houses please
Personally; given Qs 1-3, I would prefer to none. There is already plenty available Brownfield development sites within our city (aside from issues of disturbing / dealing with polluted subsoils)
Mix tenure.
I don't have a strong view on this - it should be influenced by local need. Leasehold should be avoided at all costs unless there is co-housing in the mix.
The area has plenty of family houses for middle class people. It would be ideal to promote a more heterogeneous population in the area.
A mixture of housing is important. Chorlton has quite a lot of apartment developments already and there should be housing for families in any development and adequate social and affordable housing for families. Any developer should give assurances that any development should not just be more of expensive housing for a limited number of households...
A good mix of affordable housing; some provision for elderly people who may need flat access and easy access to shops etc
As much a mix of sizes and tenure as possible with a target of 40% affordable including 20% social rent. Cohousing apartment block with communal facilities for older residents. Other one and two bed homes, preferably one storey but at the most two storey with lifts. 3 and 4 bed houses with opportunities for self-build. All types and ownership
If there is to be any building then it should be affordable housing for single people or small families, and a mix of social housing and houses to buy
There should be no housing.
I think it is important to have as high a proportion of social housing as possible and to provide innovative schemes such as cohousing. House room sizes should be Parker-Morris and bedroom size in accord with the demand from households in housing need in the area.
If there has to be housing built on this site, it should include a variety of sizes and designs. Sustainable housing with high standards of insulation, eco-friendly building methods and materials with regard to the impact on local drainage should be available for rent & purchase. It is an ideal site for a co-housing project...
I do not think that any houses should be built on Ryebank fields.
Affordable housing
Deeply and thoroughly mixed on all of these parameters, and not just lip service.
Mixed use and affordability

CCLT Ryebank Fields: Early Feedback Engagement Findings

Agree with the proposals for 3/4 bed housing. Chorlton needs more family homes of this size.
Co-housing for families and older people. i.e. small living spaces with shared community facilities.
Chorlton needs affordable houses. There are hundreds of large properties in Chorlton the area doesn't need luxury housing.
Mix of housing types and affordability. Zero carbon homes. Solar panels and ground source heating on all residences. Wouldn't it be great if this could be a Passivhaus estate? include social housing.
There seems to be agreement about a range of houses from detached to affordable housing, with some for rent and some for purchase. Should there be some consideration of avoiding landlords with poor records of repairs of their properties etc?
There should be as few large executive-type houses as possible. The CLT should fight for at least 25% affordable housing (excluding co-housing) actually on-site. Some people who need affordable housing also need green space around them for children or because of mental health issues. In addition, affordable housing is needed for young people...
No housing. The cost of remediation of this land will be astronomical and therefore render development unviable. Also, the state of the land is likely to put people off buying here. I wouldn't want to live in a house that had to have vapour membranes and mechanical ventilation systems to protect against ground gas.
I am not supportive of any building of any size. I am in favour of leaving the land as it is for nature and for people to enjoy better health in activities in the field.
No houses. No development.
Chorlton has developed into an area that is mostly unaffordable for lower income families, couples, single persons. The housing should include affordable units for singles, couples, families or shared and multi-generational housing. Renting should be a possibility, not just owning a property!
Important that there's a mix of housing in terms of size, affordability and type. A diverse mix of people in terms of ethnicity, age and class.
Manchester is in climate emergency and it would be criminal if these houses were allowed to be built to anything less in the best environmental standards. Solcer House was an experiment by in Cardiff University and they built a single house reaching Passivhaus specifications for £120,000...
Affordability important, possibly starter homes or for 1st time buyers - priority purchase for people who are local to the area/born here.
If houses are built, they should be eco-friendly, affordable and targeted to first time buyers without the requirement for large deposits. They should be 2 and 3 bed family homes. Freehold, with off-road parking.
Preferably less houses but with parking and gardens.
There should be a good mix of variable housing and flats if possible, to create a diverse community as there is currently. There should be a mix of high quality 1 bed up to 4-5 bed houses, of up to 3 stories. Basements where possible.
No housing. The land is contaminated. Any disturbance to the land for ground works would put local residents and the pupils at the neighbouring school at risk.
Important to have a mix, in terms of size and affordability. See comments above about limiting or removing space occupied by private cars.
There's so much demand for housing in Chorlton - incomers and existing residents who want to trade up or down. As a private landlord with 1 property rented out in Chorlton I know there is demand for good value shared houses (smaller than HMOs) near the bars. I think there may be pent up demand for quality co-living spaces for different demographics...
Environmentally friendly mixed, smaller family homes and affordable

CCLT Ryebank Fields: Early Feedback Engagement Findings

NI do not support the building of ANY houses

The land should not be developed; therefore, any issue of housing sizes, types and tenures is not the right approach.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q5 Eco Standards & Design i.e. look and feel of the buildings and their contribution to environmental goals such as zero carbon and climate change resilience
In light of the reports done by MMU any development of the site for housing is clearly going to cause a huge environmental impact and use huge amounts of energy and have a large carbon footprint. The CLT surely can no longer support housing on the fields.
I don't want to see this land built on
Not standard house builder crap. This location deserves better. A contemporary and sustainable design solution is required. Bespoke house types if possible, and perhaps even individual plot design (Graven Hill style).
Eco homes would be the best option, but highly unlikely
Low impact building only. Shared facilities. High eco standards of insulation and heating. Solar energy created on site.
Buildings must be carbon neutral and built out of environmentally sustainable materials. Keep use of plastics to a minimum. Consider using recycled and natural materials.
Yes, important
Should aim for zero carbon construction and be resilient to more extremes of climate in terms of flood risks and overheating.
Eco standards and designs must come first That said many such houses are better thought through and are mostly desirable as a result blending in to nature and functionality. Compare with "planned" project foisted on people with no consultation and cheaply build for profit alone.
No Development
The development should aim, in my opinion, to have a traditional look in order to fit in with the surrounding area.
Nothing will be able to compensate for the devastating impact on local residents during a prolonged build to a site with limited access. The ground is dangerous landfill. Why disturb it?
Why are developers/builders allowed to build anything which does not satisfy the highest eco standards? Why aren't we training people to build new build homes and to retro fit existing homes to meet the highest standards? Good for the planet, good for our wallets - not so good for the profits of the multi-national energy/oil companies...
BREEAM/Passivhaus standard for all housing. Low carbon/embedded carbon natural building materials.
Design to fit in with local aesthetics - i.e. look and feel. Seek highest level of sustainability both in operational and embedded carbon. Build in climate change resilience features to cope with extremes of heat and cold and excessive rainfall.
Buildings should be built to reduce impacts on the environment and zero carbon should be a goal
I see this as very high priority. MMU's initial proposal was very tokenistic.
It is very important that the design, construction and running of the Cohousing community meet high levels of environmental sustainability to make a contribution to Manchester's ambitions to be a zero-carbon city by 2038. Buildings should ideally achieve or surpass Passivhaus and Code for Sustainable Homes level 6 certifications...
Vital
Very important
Strive for exemplary eco standard and net zero carbon development.
N/A
N/A

CCLT Ryebank Fields: Early Feedback Engagement Findings

Set high standards for zero carbon and sustainable materials
This element is key for me; I would love to see Chorlton hosting a progressive development with eco-buildings of a high standard.
Don't understand the form !
Zero carbon and resilience to climate change
Very important, as eco as positive whilst still being affordable
NO development in this open, green, rewilded space.
No housing supported
Minimising environmental impact should be essential for all new developments, including renewable energy solutions for utilities
Preferably no buildings - a planning application was rejected in the 90s due to lack of recreational space and traffic problems - why will it pass now?
Green build wherever possible, re insulation source of power etc. Aim for carbon neutral .
On a clearly highly toxic site. We are sure that you have access to all the MMU reports which indicate that the safest thing for this site is to leave it undisturbed.
Well-designed buildings that are as un-intrusive as possible. As eco-friendly as is feasibly possible.
I would love the development to be as environmentally sustainable as possible, Passivhaus if possible. I would be happy to look at different styles from traditional to more modern.
It's important Chorlton goes forward in leading the way in ecologically sound standards and design.
We should try to adhere to as low a carbon footprint as is financially viable.
Would be nice to have state of the art eco-homes but needs to be genuinely affordable
No buildings required. Re-use the buildings we already have, like the Co-op funeral parlour.
This would be great
This should be a development of an important green space for the community's wellbeing, with no housing.
Full consideration of eco standards should be taken.
Yes, to smart houses, solar panels, rainwater collection points, etc.
This would be fantastic if possible. Need to ensure the aesthetic still looks good in years to come. Many developments look poor & weathered after 5 years.
Passivhaus all the way. If MMU are innovative landowners, I'd love to see what they're able to propose. This could be a Europe-wide example. Community wind turbine, solar, geothermal etc, etc.
This is irrelevant if there is no development.
Eco features e.g. Living walls, solar panels, cavity wall insulation, heat pumps...
Zero carbon for sure. The whole development could be sold as an Eco Development and I think this would help sell the project to residents who are resistant to the idea of any development.
Notwithstanding the need for affordable housing, it needs also to be high quality. Those needs are in tension of course. I should have thought that low/zero carbon and climate change resilience are not options in a development in the 2020s.
No development. Protect this space.
Sympathetic to the era of houses locally- not brash and modern builds Sustainable builds
See Q4
The houses should meet stringent eco standards - Passivhaus may be unattainable but there's no harm in being ambitious!
Zero waste carbon and cc resilience should be mandatory for new buildings

CCLT Ryebank Fields: Early Feedback Engagement Findings

<p>This would be a great opportunity of building environmentally supportive properties with all that that means. There would be implications for traffic travelling through the development in terms of carbon emissions and if this was to be an environmentally conscious development it would need residents to accept this in terms of their leases etc</p>
<p>Good investment in the future - put measures in place now which will continue to serve well for decades to come.</p>
<p>Zero carbon in manufacture and running of all homes. Highest standards of sustainable materials One overall 'look' for the site. All or mainly Modern methods of Construction, of the highest standard, but not 'boxes' to be brought via huge lorries. Panels that are assembled on site use of solar panels and if possible, a communal energy system...</p>
<p>All new build should be zero carbon and mindful of climate change. Also taking account of the high water plain on the site</p>
<p>Buildings should have high insulation levels and use heat exchange systems within the parameter of providing affordable housing for first time buyers and those in housing need.</p>
<p>If zero carbon can be obtained whilst maintaining affordability that should be a target. The external appearance of the building is less important than the sustainability of living in the building in comfort with low heat loss. Internal flexibility should be an aim to ensure lifetime homes are built. Also, orientation to maximise heat absorption...</p>
<p>I do not think any houses should be built on Ryebank fields however 'eco' 'carbon neutral' they are.</p>
<p>Ecological,</p>
<p>This is important, and should be a flagship for what is possible... This is also very connected to community space</p>
<p>This should be a primary consideration in any development.</p>
<p>The development should follow (and ideally exceed) best practice/design standards for sustainable housing and urban drainage.</p>
<p>Shared community facilities and equipment reduce impact on the environment built to carbon zero standards now</p>
<p>Highest standard eco design, with zero carbon builds and homes for life standards. all units disability accessible. Passivhaus standards if possible. Use of recycled materials and eco-friendly concrete. should be a show estate for great eco design - if include self-build in the mix this would be good.</p>
<p>Very important at this point in climate change needs</p>
<p>A zero-carbon approach is essential. Passive house technology, air source heating, greywater recycling and permeability/drainage measures (as above) are all important. Use of local materials and modular build are highly desirable.</p>
<p>How does digging up tonnes of toxic waste next to a primary school and people's homes; turning the land into an industrial site, which remediation for development purposes will do, and transporting this waste along narrow residential streets to be buried elsewhere in any way correspond to zero carbon/climate change goals..</p>
<p>I am not supportive of any building of any size. I am in favour of leaving the land as it is for nature and for people to enjoy better health in activities in the field.</p>
<p>The best protection against carbon emissions and climate change is more wild green space and more trees - no housing development</p>
<p>This could be a real opportunity to set an example of sustainable and innovative design and eco-standards. e.g. using carbon neutral materials like hempcrete.</p>
<p>Very important that buildings have the highest possible eco standards and design. Buildings should provide an example of what is best in environmental design. This is an opportunity to show what is possible in good design.</p>

CCLT Ryebank Fields: Early Feedback Engagement Findings

Eco friendly is best.
It is important that the planners and the developers the dream makers should visit places like Solcer House and York city council who are planning to build 600 council Social Housing all to the Passivhaus standards in the coming months.
Yes, agree these things should be considered. Not sure what else to add. Maybe avoid box type housing design - something more in keeping with the local area in terms of building design.
As mentioned above, any houses should be aesthetically pleasing and eco- friendly inside and out.
Be good if they were ecologically sound houses.
There should be a good use of modern eco-friendly materials and methods used within the properties, as well as for the build. Traditional methods of construction should be encouraged, such as masonry and timber. Where possible, solar and wind should be used for energy subsidies.
Disturbing and then transporting toxic ground through neighbouring roads and creating an airborne risk is irresponsible and unacceptable.
Crucial. A zero-carbon development.
It's a given. Any development must be net-zero carbon. Low rise below tree level. District heating.
Want high eco standards not Barratt homes – want interesting, something for Chorlton to be proud of.
Do not build on this land which was a rubbish dump and contains toxic materials.
As in Q4 - these questions presume the land at Ryebank fields should be developed. It should not, it should be preserved as a precious and valuable green space within Chorlton.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q6 Community Spaces i.e. design and management of shared, public space and provision of community facilities to encourage contact among local people
The CLT should work with the council and the friends of Ryebank fields to take ownership of the fields and manage it as a community nature reserve.
This land could be used to expand on the facilities provided by Longford park
Small and well-designed shared POS would help to stitch the existing and new communities together. Doesn't need to be big as the park is next door, just high quality.
A community space seems unlikely when the whole project is to maximise returns for MMU, therefore they will build as much as planning will allow.
Safety areas for children. Attractions/facilities for the wider area to maintain a flow to and from the site.
Communal areas should be prioritised e.g. shared bike storage; shared carpool; shared gardens; children's playground; seating areas, perhaps a community performance space; community shop or workshops. Emphasise community engagement e.g. workshops; basketball court; community vegetable garden/orchard.
Community spaces for those residents and access to the green protected areas for all members of the public.
Ideally a 'common house' provided and funded by contributions secured from each of the housing units irrespective of tenure.
Apart from roads and pathways mentioned above... I look forward to communal spaces however small (by forfeiting gardens per home) These areas could be break out spaces for all people per units of houses/ flat tenancies and for people of all ages and mobility. A cafe. An eatery ..yes. No pubs as we have enough nearby...
This is a good idea. I would love more cycle lanes with better road management in Chorlton and safe areas to park bikes when in Chorlton centre. I feel there is nowhere near enough bike storage areas.
I am hoping there are many park benches (with back rests) perhaps near a water feature/Nico Ditch to encourage people to sit there and to meet with other neighbours and maybe even a couple of picnic tables too. A community noticeboard may be an idea with details of forthcoming events...
As it is now, Rye Bank Fields is a wonderful space enjoyed by scores of people.
Yes, this is the perfect opportunity to design for community. There should be more shared space rather than large enclosed gardens and a community house or hub for socialising. (when we can do that sort of thing again!)
Ensure that this does not become a gated type community cut off from the rest of the surroundings.
Design to contribute to the creation of a mutually supportive community - e.g. opportunities for people to meet informally/informal seating areas. Investigate ways in which the community and the CLT can steward the land in the longer term thus reinforcing "community" and having a stake in the upkeep of the immediate environment.
Yes, to shared public spaces and community facilities
I'd like to see this, but am also aware of the need to support and fight for our existing local public spaces - we have quite a few church halls, a library, a Co-op room, and of course Longford Park next door, which has indoor as well as outdoor facilities.
Ideally the development should include a multi-purpose communal space for social events, meetings, exercise, etc. This could be centred on or associated with any cohousing, and promote opportunities for social interaction and encourage a strong community.
Important
Very important

CCLT Ryebank Fields: Early Feedback Engagement Findings

Aim to create a meeting place for all of Chorlton to use and support new public/shared space development in rest of Chorlton
Local people are vehemently opposed to development on the fields. A large group of 'local people' were hardly consulted, i.e. Trafford residents
Local people totally oppose the building on the fields.
Wide paths for buggies and wheelchairs, no parking on pavement, seats for public use, communal fruit trees outdoor gym
This links with Q.7; cohousing promotes the sharing of resources within its members. With the right development, this could be extended to benefit the wider local community e.g. offering space for groups to meet, hold exercise and activity classes, host meals and cultural events.
Don't understand the form !
Shared spaces for residents
Important to encourage links to local community e.g. Community room for everyone's use,
It already is a valuable community space. I use it every day. It supports my physical and mental well-being. I cannot envisage any scenario where a housing development would enhance the value of the space already there for myself or the wider community.
Ryebank Fields is already a valued community space which has been really important to people for decades and well used for many activities . During lock down its importance has been invaluable as a safe quiet open space for people to enjoy without the congestion of other places such as parks.
Road layout to prevent 'rat runs' and encourage 'play streets'
The fields are a great community space as they are.
Meeting rooms are not plentiful in the area, shared space essential if not free then low cost to hire. Community gardens allotments would be ideal.
Ensure community space is provided; something similar to the newly developed area near the field of O on Oswald Road.
It would be great to have shared open space which would allow for people to develop into, for example, vegetable growing, fruit trees etc, communal gardens etc. Some sort of community building would be great too. This is a feature of cohousing developments so perhaps this could cater for the whole development too.
Again, with many families, elderly, low income people we need to make a sense of community for all.
I would like to see shared green spaces and car free zones. A community facility would be useful, but this could include allotments, gardens and play areas, not necessarily a building.
how big is this development?
Given the contaminated land problems, I don't think this is best developed for community space - and there is plenty of opportunity for this in Longford Park.
not sure how this would be achieved but sounds great!
The best community space for the community is leaving the entire fields as a community green open space.
The space is used as a site for residents of the area to congregate safely. This should be encouraged and allowed still.
There are virtually no indoor community spaces in and around Chorlton, so it is important this opportunity is utilised to develop and provide such a space. This is of particular importance for youths, new parents, the elderly, People of Colour and BAME communities, LGBTQ+, and other minority / under-served groups.
Green space would be useful or a community garden but needs to ensure doesn't attract antisocial behaviour/noise & attract crowds overnight.

CCLT Ryebank Fields: Early Feedback Engagement Findings

I love the co-housing idea for residents to have shared space. There should also be green access for public. Community facilities would be nice, but I think they're better sites in Longford Park, or using section 106 for Chorlton district centre.
The land is already a community space. It has potential for greater use e.g. by schools
Must be space for collaboration, particularly for the arts and sports. Any space for charity work or care work would be nice e.g. Lunch clubs, pop up shops
Any proposed development should involve local people, particularly residents who live near to Ryebank Fields. They should have access to the site and form part of any discussions.
There is a lack of shared community space in Chorlton. I'm not sure that Ryebank fields is the right place to fix that lack. The Picture House development may help this.
This is already a community space. It has been for years.
Community facilities e.g. gardens
Provision of clearings, seating areas, and wider sections of paths would facilitate this well, particularly in the absence of housing development.
See 3
The best way of encouraging contact is to minimise traffic and car use, incorporating parklets, play areas and zones where residents can gather to interact.
Chorlton has a vibrant community and for me it's important to keep creating spaces that allow people to keep improving the community.
Whilst this could be an identified separately functioning development in terms of environment as mentioned above, it should not be a 'gated village' but part of the local community and welcoming to everyone. It should not be seen as an elitist area and access to all local people should be encouraged...
Opportunities for community sharing and activities e.g. walking groups, local freecycle, gardening groups, voluntary help etc
CCLT to have main responsibility in the design of communal and public spaces, and with they are a wildlife or similar organisation have the freehold and management of communal green spaces. If possible a community building for use by residents and other local people. Also ,community facilities such as play area, allotments, open grassland areas
No comment on this aspect
As Ryebank fields is some distance from Chorlton centre I would be in favour of encouraging shops and community facilities that serve the immediate community.
Inclusion of a properly designed cohousing development could include facilities which could be used by the people living on the site & in the wider area. Costing & management for such community facility. Should be planned in the early stages.
The best way to encourage community space is to leave Ryebank fields alone and let the community enjoy the space as they will.
Social space catering for all ages and communities
Well planned community spaces but with a clear sense of what it is possible to do with volunteers....
No requirements for community space other than perhaps outdoor seating among the trees for small groups.
Open spaces Covered communal spaces. Design of buildings to enable supervision of play spaces and interaction. Playgrounds for young and old. no cars in most of the site. Signs everywhere saying ball games allowed!

CCLT Ryebank Fields: Early Feedback Engagement Findings

<p>This needs to be carefully planned - how it will be funded, exactly what facilities, how/when will consultation take place as to what might be popular? It's important it isn't the developer who decides what community provision is offered.</p>
<p>A community house, community gardening/allotment, covered outdoor meeting space, communal bike shed, laundry would be good. Activities such as forest school in the trees bordering Longford Park should be encouraged.</p>
<p>We already have shared public space and a huge community spirit on Ryebank Fields. Any development will destroy that. Local residents have been custodians and caretakers of this land for decades and we will continue to protect it.</p>
<p>I am not supportive of any building of any size. I am in favour of leaving the land as it is for nature and for people to enjoy better health in activities in the field. A small (eco) shelter in the fields would be great to allow people to meet outdoors in the harsher weather.</p>
<p>Retention of Ryebank fields as a wild, green space and natural facility for the local community.</p>
<p>Since community used sports facilities are very close by, I would not add a lot to that. Maybe a little community cinema would be good.</p>
<p>Very important that the development doesn't feel like a rich person's ghetto. It should feel as though it's part of the nice mix that currently exists in Chorlton and avoid being seen as a gated community. The facilities should be useful and used by local people so that the area develops as a welcome addition to community facilities in the Chorlton area...</p>
<p>If there is to be building then a sympathetic development that fits into and enhances the local area should be the goal.</p>
<p>If space would allow it would be wonderful to have a small community hall that could be used for children's groups elderly gatherings coffee mornings fund-raising events and lots of other ideas to help bring the community together and also to relate to the neighbours outside of the immediate area</p>
<p>Yes, I agree but am not sure what to suggest.</p>
<p>It would be lovely to have a community centre that facilitated all local needs. For example, a youth club, mother & baby groups, arts and craft classes, exercise classes. Young people often have nowhere to go and tend to hang around the parks. If there was a youth club for example, it'd keep them out of mischief...</p>
<p>The park is on the doorstep.</p>
<p>Very important for communities to be able to interact and have facilities which encourage this. Communal Green spaces. Local shops and facilities. A local small industrial type estate would be most useful for people to rent at an affordable rate.</p>
<p>We already have a shared public space on Ryebank Fields. The space has been used by local primary schools for field trips, the community gather there for Christmas carol concerts etc, etc. Any time of development on the fields would destroy a community resource and much-needed green space.</p>
<p>Very important to have shared space for residents and for non-residents to pass through and use - connecting with the surrounding area etc.</p>
<p>Should encourage new residents to blend with the community, it's close to the future Picture House. We lack an outside gym in that part of Chorlton- like the trim trail at Hough End.</p>
<p>Just maintain the existing paths and make them more accessible for the disabled.</p>
<p>Ryebank fields could be and should be preserved and valued as a community space - a green space, a natural piece of land that is already highly valued by the local community. Surely that should be seen as an asset by CLT and supported as a green space?</p>

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q7 Well-Being i.e. things that could improve people's day to day experience and their life satisfaction

Given the results of the survey any development and digging is going to adversely impact on the health of Chorlton residents. The management of the site as a community nature reserve would avoid this and improve people's experience of the fields.

Good design achieves this.

No opinion

Gardens both private and shared. Indoor meeting facilities but not another pub. More of a village hall.

Green spaces; working spaces; spaces that encourage people to come outside and spend time with each other e.g. an area to play sports. Emphasise community engagement e.g. workshops; basketball court; community vegetable garden/orchard

Some communal green space, maintained. Some communal allotment space?

Keeping it green.

Communal car pooling -for parents of children and older folks. Gardening - for our shared green spaces (parklets?) Pool dipping..as shown in local P.S. Yoga..jogging...planned exercise and art classes An outdoor or indoor gym Neighbourhood needs and ethos activities Restriction of cars.

"Well-Being i.e. things that could improve people's day to day experience and their life satisfaction..."
How about not removing a woodland area that benefits the local community as well was wildlife to build a housing development

It would be nice if there were social events that could be arranged, e.g. perhaps a local walking group could be formed etc. This is just an idea that would enable people to get to know each other better and help address loneliness that some people may be feeling.

The land stays green and the local residents are not subject to the stress of the build and increased traffic problems.

Good design which considers how people interact with each other and with the space is known to improve wellbeing. A community building could host activities for residents and the wider community.

Keeping as much green space as possible will help wellbeing.

Having high quality attractive development. e.g. following the recommendations of the 2019 Build with Beauty report. Wellbeing can be promoted by having a holistic approach to the development from inception to completion to help create community. Enhancement of the natural areas will support this, having an area of open water...

Reducing traffic on and near site

I think the initial housing design and layout can do a lot to foster what we know leads to healthy connected communities. Again, I'd see tapping into existing community activity as very important.

Maximise retention of mature trees and improve pedestrian access to Longford Park.

Encouraging community - and walking and cycling would improve well being

Very important

Good housing for people

Leave the fields as a natural wild area and restore access after remedial work.

Leave the fields alone. They provide wellbeing for local people in themselves.

Wildlife encouraged, trees, places to sit and rest

Resources that encourage a community to grow; a cohousing model has the creation of an intentional neighbourhood at its heart, with provision of shared space and facilities, alongside individual dwelling spaces for residents.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Don't understand the form !
E.g. Community facilities that provide access to activities, shared garden for cohousing
If the site was lost to a housing development the well-being experiences currently offered by this wonderful space will be gone. Currently it offers fresh air, peace, nature, wildlife. It would be impossible for ANY housing development to replace that in terms of my life satisfaction and day to day experience!...
The green space that is Ryebank Fields makes an enormous contribution to people's day to day wellbeing and this has been documented. The constant threat of development undermines wellbeing and has been a threat to local people for the last twenty years since MMU have been trying to sell land they were given for sports use.
Large gardens and quiet roads
The fields contribute hugely to well-being the way they are.
Shared space for play areas, provision for teenagers (youth club), layout of housing to enable incidental meeting of neighbours, etc
Leaving the greenfield site alone, plenty of brownfield site to satisfy MMCs housing needs.
Pleasant green spaces, opportunities for neighbourhood interaction etc, walkways, cycle paths,
With all of the above in mind, well-being is a top concern to serve the community in a long-term way - keeping people as stress free as possible.
Green spaces, flowers, trees
Don't cram too many people in
Proven link between green space/contact with nature and wellbeing.
Leaving this as green space and all the research backed benefits to health and well-being.
Green space is the main thing. Being able to see trees and be in nature is incredibly important for people who live in congested urban areas. For children growing up in the area there is great educational value to the area. My son took part in a tour of Ryebank fields with his school and learnt so much...
Access to wild green spaces, instead of just lawns and chopped down trees.
Yes - would be good
Keeping as much green space as possible by limiting development. Percentage of the site. Leaving the most toxic areas undisturbed...
Clearly any development would damage people's wellbeing. That is why there are now over 1200 people on Friends of Ryebank Fields Facebook page.
Visible green space is important even if people don't use. Any new development will generate noise and things should be put in place to mitigate against this. A cycle lane would help people use the site. The development at the Minehead Centre in Old Moat built by Southway Housing Trust was really well thought out...
I think the right approach to Q1-Q5 would be the most that could be done in a development to promote well-being. Note comment on Q4 about equality.
To improve wellbeing the fields need to be left as they are. It's proved absolutely invaluable especially over the past 6 months in supporting peoples mental and physical health. To develop would greatly damage many people's day to experience and wellbeing. This current situation could last for a long time and we need to protect people's mental health...
Green space
As above.
If outdoor space is welcoming, this will engender well-being.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Security (see below.) A sense of community and access to social interaction if and when needed but not obligatory when not needed. Economical and ethical services such as energy.
Exercise classes, walking groups, gardening groups, film clubs
Green space, design to reduce social isolation, benches to sit in communal spaces, homes facing or at least not just backing onto each other. opportunities for some types of exercise on site outdoors and possibly indoors
No comment on this aspect
Retention of mature trees & planning for usable green space are important so there is a mixture of private & shared spaces. Any apartments need balcony space large enough for a small table & chairs, & growing space for planters. Siting houses/flats so light & sun are maximised are important aspects of well- being with awnings...
The positive effects of being in nature and a green space are well known to peoples physical and mental health and Ryebank fields along with other green spaces in Manchester have been well used during the pandemic. Depriving the local community of their green space is criminal and in the long term I am sure would be counterproductive.
Help train people through community projects, outdoors exercise area for the elderly , encourage walking , help fight loneliness, community garden
autonomy and control; clean and tidy environment. flexible and varied outdoors space (e.g. grass, flower beds, trees, allotment etc)
No comments
All of the above. some resident contribution to management of estate.
Access to local leisure facilities is important - local amenities to offer specific sessions might be helpful for some, but overall, the general ambience of the area will encourage people to feel a sense of community - this ;links with Point 6. How to encourage a sense of community without making people feel a bit 'smothered'...
All the communal features above plus wellness, fitness and educational sessions in the community house/covered space. Seasonal events and an annual festival.
It is well proven that naturally rewilded green spaces such as Ryebank Fields are integral to health and well-being. Nature is already providing what is necessary.
This happens naturally on the fields already as they are a beautiful wild space, providing for people's physical and psychological health. I am not supportive of any building of any size. I am in favour of leaving the land as it is for nature and for people to enjoy better health in activities in the field.
Natural green spaces are proven to be beneficial to well-being. Ryebank fields already significantly enhances people's day to day experience and life satisfaction. Resources such as this are rare and only becoming more so yet our need for them increases - particularly evident during the coronavirus pandemic. No development. Retention of natura
Well-being is connected to nature for me. So by providing accessible green spaces, people could enhance their well-being.
A cafe/meeting place. Environmental activists - walks, birdwatching, play space for young people.
If space would allow it would be wonderful to have a small community hall that could be used for children's groups elderly gatherings coffee mornings fund-raising events and lots of other ideas to help bring the community together and also to relate to the neighbours outside of the immediate areas
This is too broad an area for me to comment on.
It'd be amazing in bringing the community together if there was an opportunity to engage in well-being sessions, particularly now and going forwards.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Gardens.
Good lighting, wide open roads, green spaces, trees, maintaining the current green type spaces as much as possible, or having properties that encourage wildlife
Green spaces such as Ryebank Fields are vital for mental and physical well-being. Ryebank Fields is a green lung for our city, there should be no development of any description on this land.
See above regarding active travel, shared spaces etc.
Design out crime. Work live spaces. Mix of ages as I think the sound of children playing is good for everyone.
Needs to be well-connected into the park experience, not a gated community
See answer to Q6
This should be one of the most important and precious things that is supported by CLT - Ryebank fields and a green space does improve people's wellbeing. There is strong evidence that green space is important to well-being. CLT should work hard to preserve that ...

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q8 Safety i.e. keeping crime low and making residents feel secure during the day and at night
Digging up the fields is going to impact on the safety of the residents of Chorlton and should not be encouraged.
See Q7 The park is currently poorly lit, any improvements in this regards would be good.
Adequate street lighting
This depends on design of the buildings and spaces in between and lighting and movement
Good lighting. A design that encourages people to be outside and keep an eye out for each other
Minimal building, maximum visibility
A 'Secure by Design' approach which includes the minimum necessary of private external space to each housing unit supplemented with managed shared landscaped areas.
Each other really by wanting to live here and awareness of all things positive to our collective good health and safety Role for us via Police Schools Shops Health Professionals creating that awareness Regarding: anti-social behaviour issues + solutions./ young and older residents' issues and threats via making these issues part of our discussions...
Incredibly important. How many times have we read / heard about people being mugged on Fallowfield loop or Beach Rd Park or vandalism at St Werburghs Rd tram stop. Alas as is the same all over the UK we have no police presence at all on our streets and usually when a crime is reported a police officer never even comes out to see you.
Safety/keeping crime low is a concern as the development is near to Longford Park and there are many instances of muggings in Longford Park. Good street lighting on the development and ensuring cars on the development can be viewed from the houses will be important too. Ensuring the houses can see other houses...
The only thing that keeps me awake at the night is the threat of this monstrosity being built on beautiful green space that I use and enjoy every day.
Safety is improved if people are engaged in their community and move freely thru it rather than driving to their own door and closing it.
Design with no dead areas help security
Achieve Secured by Design Gold Standard which considers layouts, boundaries, street lighting and circulation space. This will need careful attention to ensure it is compatible with other objectives such as the location of car parking spaces and shared garden areas. Avoid any need for gated communities now or in the future.
Again, design and layout is important and, again, this is a general issue for the whole area. Rates for some kinds of crime are quite high and I'd like to see that as a wider struggle.
Yes, but not by fences and restrictions but by open community aspects and lighting etc
Very important
Must be a priority
This question is unclear, which group of people are you referring to? Does this question assume agreement with building on the fields?
Not aware there is an issue with crime and security now. What is this question about?
good sight lines, not encouraging through road traffic, good LED lights
Think this may be down to overall design of the development, and location of access points to the site.
Don't understand the form !
enclosed or gated community
Important e.g. , Good lighting and security
NO DEVELOPMENT is the best option to keep residents (i.e. the community) safe, secure and healthy

CCLT Ryebank Fields: Early Feedback Engagement Findings

Ryebank fields has been a safe space for people until MMU started fencing it off and creating areas that were less visible or accessible so that littering increased. There has never been a problem with security or crime.
Prevent overdevelopment of site , fewer houses, larger spacious family homes on quiet streets
We need to ensure the safety of wildlife that inhabit the fields currently.
Street lighting and small number of visible entrances, with secure perimeter.
How could building a housing estate on a greenfield site, probably taking several years, make people more secure during the day and night!!
Design which will allow for neighbours to keep an eye on each other. No road through.
Safety is always a concern and having just moved to a place that has a bit of an unsafe feel, I would like to see any development as well as all areas of Chorlton have a secure feel.
don't know
Always tricky because what makes residents feel secure is gates, fences, bright lights , removed of hiding places - al things that are very undesirable during the day!
The current fields does not attract crime. More housing will bring more targets for car thieves and burglars.
Street lights and a similar set up to other houses in the area could suffice.
Essential
Good lighting, good access. This is a right old can of worms - better policing, better social services, an end to austerity: I could go on....
It is safe at the moment.
No dark corners if possible.
This is really important. Our local neighbourhood police team is really struggling as a result of the cuts but residents can build their own teams of support. This has really been evident during the coronavirus pandemic. The development of the housing plan is key and how the houses will be designed...
Obviously important. However not at the risk of pushing the problem elsewhere. See response to Q2 and Q3
The fields are not a target at the moment for criminal behaviour. Developing would attract more crime to the area.
N/a
Sensible, ground-level lighting along paths and at entrances.
Security should be a high priority given the rate of local crime in Chorlton, but not at the risk of making the area appear unwelcoming. If residents are involved in the day to day maintenance such as litter control, communal gardens etc should engender pride in their environment and more aware of any security issues.
good luck with this; please not overkill with security lighting. give people jobs and meaningful lives and they won't want to turn to crime. Help young people.
use advice on designing out crime and enough informal oversight in the layout without undermining privacy.
No comment on this aspect
Design should follow police guidelines on designing out crime , minimising 'rat runs' and ensuring all entries and exits are overseen by inhabitants of the properties. Also, by making streets and schemes such as cohousing where people socialise by design and recognise each other.
Street lighting is helpful. I have locks on my front & back doors. Planning buildings that overlook access points & entrances should be sufficient.

CCLT Ryebank Fields: Early Feedback Engagement Findings

No views on this as I don't agree with Ryebank fields being developed.
Paramount
Safety is an increasing concern around Ryebank and is a major consideration in the development. There seems to be increasing levels of crime since the pandemic started and this is worrying for the future.
No comments
Lighting. overseen public spaces.
No 'rat runs', well built dwellings with secure gardens and door locks, careful planning so there isn't a convenient way to exit from the area in a way that avoids police cars - so few 'back entries' interspersed with garden gates. The sense of community might help to make people feel secure, such as being able to 'knock on the wall' ...
Good relationship/liaison with local police and councillors.
The fields are currently used by young and old, teenagers and toddlers, there is a wonderful community spirit with little anti-social behaviour or littering. To build here however will increase the risk of crimes such as burglary for neighbouring properties as it will provide rear access.
I am not supportive of any building of any size. I am in favour of leaving the land as it is for nature and for people to enjoy better health in activities in the field.
No development- no residents.
???
Chorlton is a particularly dangerous place so the usual security precautions.
Having a good layout and environment with social policing a lot of interaction between neighbours and activity in the community and in the street will deter thieves
Neighbourhood watch schemes and social media neighbourhood groups.
I don't know how this would be achieved as we no longer have a local Police Station. Maybe encouraging residents to form Neighbourhood Watch groups where there are none would be helpful. Or if there is that sense of community, we'd naturally look out for and communicate with our neighbours.
Do not see an issue here.
Most important to design safety into new houses. Good lighting
The fields are used by residents young and old, families take exercise there and children's nature clubs meet there for outdoor learning. In my 30 years of using this invaluable resource, I have never witnessed or heard of any anti-social behaviour there, however, if the land were to be development, I believe that it would act as a 'rat-run'.
No particular comments.
Don't make it a gated community, that would be so divisive. A mix of ages will ensure people are around day and night.
Open spaces should do this
Install CCTV cameras
Safety - there a HUGE issues currently if the land is developed. There is toxic waste and dangerous asbestos and other unknowns. I cannot see how any development of the site can be undertaken without making that worse and very significantly adversely affecting local residents...

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q9 Local Facilities i.e. additional services such as health, education that might be needed, and step to improve access to existing facilities and leisure services

if the CLT were to work with the community and help take ownership of the site as a nature reserve this would be a great opportunity to use the fields as an educational resource to teach children about wildlife and biodiversity.
We are well provided for in Chorlton. I think the best use of S106 monies would be in environmental improvements. Improving the adjacent footpaths, landscape, access points (particularly the dreadful park access from Ryebank) would be great.
Very important that it flows into its locality smoothly while being a beacon of Green development in the hope of surviving climate change.
Emphasise community engagement e.g. workshops; basketball court; community vegetable garden/orchard. It must be inclusive.
Access to local services is two way. This community could import the best via links to existing Chorlton Library / Health Centres/Schools / Leisure Centres and export residents by supporting people to access appts or pooling individual transport needs.
Additional doctors' surgery space is a must as the current surgery is at breaking point. Shame the Chorlton Leisure centre had to close I feel Hough end is too far away
I think the health provision may need to be improved to accommodate the increased demand due to the new homeowners living on Ryebank Fields.
How is St John's school going to cope with a huge estate of hundreds of houses on its doorstep? Access is a terrible problem.
Depends on the number of people envisaged who will live there what facilities are required.
Section 106 could be applied to support schools/health services although unclear if the numbers would make a material difference. Important in particular to have a good relationship with St John's school which shares boundaries. And to have a positive relationship with Longford Park which shares a green boundary.
I'd be far more keen on the second than the first. I guess any communal space and facilities could be used to host activities that add to existing local provision.
These services are under pressure already and all new developments need to contribute
Very important
Review needed to assess impact on local facilities and steps need to be taken to mitigate any adverse impacts
Again, a loaded question
This is assuming building will take place.
Assess need once numbers known to ensure local facilities can cope with extra residents
I'm unsure about this, as that locality does not lend itself to good access to e.g. .public transport.
Don't understand the form !
Important
The site is already a leisure facility in terms of offering an open, naturalistic green space. Any development would put more pressure on traffic, schools and other amenities. In my view any attempt to increase these facilities could necessitate even more building in an already concentrated urban area. This is an unacceptable option for me.
If the site were developed the local infrastructure would be put under much greater pressure and local access to green space would be reduced affecting mental health.
Agreed

CCLT Ryebank Fields: Early Feedback Engagement Findings

120 new homes, 600 + people? 250 cars ?would certainly mean most local facilities would under greater strain.
A community house would be great to allow for groups to meet, this could include 'surgeries' with local councillors, health professionals etc.
All health-maintaining services should be accessible, including education and leisure.
Managed expansion of Chorlton Health Centre - already too many patients for the space. are there sufficient school places?
Beyond the obvious i don't have the knowledge to answer that!
There is not additional need for facilities if no new housing is built and no new people move to the area and put pressure on already stretched local facilities.
I worry about school places if the land is covered by lots of properties which would appeal to young families. The primary schools around this area are already struggling to manage numbers. Since Chorlton baths has shut and Stretford leisure centre in also looking to close we are really lacking leisure facilities which are accessible in this
Indoor swimming and games - such as pool, darts, table tennis.
Useful depending on what they are.
Any significant development needs infrastructure to support it. Healthcare, schools (if not an older-people development), shops etc.
Na
There are current plans to expand some local primary and high schools and ongoing discussions about the expansion of Chorlton family practice. This is important and should be reviewed when the plan is developed. Moss Side and Hough End are modern and well used...
These need fixing, but limit to the value of trying to fix them in Ryebank fields in my view.
If there's no housing development then no further facilities will be needed to meet the extra demand.
Leisure centre reopened
These exist locally, but feel to be somewhat 'at capacity'; another case for not allowing additional housing on this site.
Enabling active transport options on-site and in/out of the development will connect residents to local services and the wider community.
I am not sure what a development company could do about local resources such as health and education provision other than to work closely and genuinely with local authorities (Manchester and Trafford) . This could be difficult as local authorities struggle with finance to build new facilities.
nurse drop in centres; outdoor gyms, U3a type education facilities
Work with local schools, health facilities, MCC and Trafford MBC, health authorities, Longford Park., to ensure adequate and where possible improved facilities. Plus work with them on access for all
Any development should allow for the increased demand on existing services such as health, schools etc
A local minibus service serving the nearby streets would be an asset allowing access to all the services in Chorlton Centre & encourage people to use their cars less.
If any housing development was to go ahead then this would inevitably put a strain on local resources which are already stretched.
Community projects to train and encourage in inclusion
These will need to be increased to reflect the additional housing stock.
See above
The Medical Centre already offers a very poor service. It's easier to go to a walk -n centre. You have to queue up outside to get an appointment. Adding hundreds of new patients to that practice is just going to

CCLT Ryebank Fields: Early Feedback Engagement Findings

make it even worse. Also, the development parachutes families into catchment areas for two very good primary schools...
Follow 10/15 minute neighbourhood principles - where there are services lacking, include them. Estate is not big enough for own school I wouldn't have thought, or own health centre but good access to local services needed. some modelling of prospective numbers of residents of different ages and the impact on local services needed.
I think there has already been discussion about a new primary school in the area, but access to a GP and health service could be a problem - the closest is the one by the Chorlton Precinct car park. Dentists etc are also in Chorlton, which is accessible from the site. The closest leisure facilities are in Trafford (the Talbot and Chester leis
The CLT should be involved in these but it's difficult to give any detail until the 'shape' of the development is known.
Other than Ryebank Fields there are already over 400 new housing units planned for Chorlton. Every inch of space is being built on and this has to stop or Chorlton will become a very undesirable place to live. Already services are overstretched, it's difficult to get primary school places, and health services are oversubscribed. Where will mon
I am not supportive of any building of any size. I am in favour of leaving the land as it is for nature and for people to enjoy better health in activities in the field. There isn't an infrastructure for this proposed development.
No development- no additional services or development
???
If there are more people in the area it is important that services keep pace with increasing demands.
I think there is some talk of having a doctor surgery there if the building could be built in such a way that the waiting room for the surgery was could be separated off from the doctors premise doctors' offices so that in the evening when the doctors are not using the surgery the waiting room could be used as a community facility for brownies
GP surgery which could be used by new development and surrounding residential area. Newsagent.
I think it's a real shame that Chorlton Baths closed down. Not everyone drives or wants to have to use public transport to access leisure facilities. It was great knowing you had these services within walking distance. It would be lovely if this was available again.
Do not see an issue here.
There is a good amount of facilities available locally of all needs. Access to these should be encouraged
Leisure services in the area are limited due to the closure of the swimming baths for housing. The GP surgeries are already over-subscribed and school places limited. There is already too much development happening in Chorlton, it is becoming an ugly and dirty place to live. Destroying Ryebank Fields, a wild green space...
See above - essential to have strong active travel links with local amenities throughout the surrounding area,
We so need an expansion of Chorlton Family Practice.
Good lighting
See answer to Q6
The green space should not be developed or built on. There are real opportunities to use the land for health and education without building on it.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Q10 What words would you use to use to describe the sort of development on the site that you could support?
A plan that would preserve the existing biodiversity and formalise the site as a nature reserve. I do not believe the CLT has any mandate from the residents of Chorlton to work with the MMU on a housing development
I do not support any development on this site. I would like to see this land kept 'wild' and for the benefit of locals, supporting walkers and cyclists.
Simple, well designed, landscape led. I would happily support the development of Ryebank as it is a forgotten piece of wasteland; proposing development appears to have jolted the local community from their collective amnesia. It is a local blight that could be vastly improved with a high quality and thoughtful housing scheme.
I don't believe that this project is necessary or will be of any benefit to the area, it is a cynical attempt to cash in on Chorlton's high land value by a greedy institution. Any development will be a disappointment and source of resentment for local residents. I do definitely think that the land trust should be involved here...
High level of architecture to be low energy and maximum human comfort without frills or extravaganza valuing its green leafy setting and space for walking and cycling safely and sharing the earth with other species and a good variety of trees.
The emphasis should be on improving the Chorlton COMMUNITY and NOT on building expensive houses for wealthy people.
Good quality housing, good room sizes, with gardens and available off-road parking. Some provision of public green space within the development, with provision for its maintenance. Possibly some communal allotment space. I would like to see a mix of housing types and costs, to make them available to a mix of the population. I would prefer not
Environmentally friendly, open to all, wildlife rich
A relatively low-density development in keeping with the surrounding area.
Inclusive Identity Communal Diverse Environmentally Aware Pragmatic Viable Safety Security Realistic Proud to be a part of. Excelling current plans of others
No development on the site. Q11 below.. I believe CLT should push for no development and encourage MMU and MCC to rethink building on this land disturbing all the wildlife uprooting lots of trees and shrubbery etc Particularly as MCC declared a climate emergency recently and both MCC and MMU promote themselves as champions on various green...
Community, shared green open spaces, private gardens, social interaction, neighbourliness.
None. It is a nightmare for local residents who live adjacent to the fields.
People centred, designed for community. Built to very high eco, energy efficient standards
I would not support any development of the site for housing.
Exemplar development which inspires people to live differently in the city of the future. More sharing, sustainable homes, low carbon, community ethos, living with nature. Retain and enhance community connections for people who would not otherwise be able to afford to live in this area.
I could and would support development that included creative housing schemes such as co-housing designed to encourage independent ageing as well as the provision of much needed affordable housing.
Open, green, accessible, inclusive, mixed. On Q11, I'd say I'd like an option of It Depends! I'd say investigate 3, then opt for either 3 or 4
A mixed, inclusive, welcoming & sustainable community.
Open, welcoming, zero carbon, community

CCLT Ryebank Fields: Early Feedback Engagement Findings

Sorry to be boring in my responses above, but I agree with all you've said. It would be great if all developments could have these features. It would be great if these arguments could be won, so I agree that it's better to engage and attempt to bring these things to bear. However, I'm a bit pessimistic. These things all cost money...
Exemplary showcase of design and eco standard for an integrated mixed development - no net loss all gain
This questionnaire has been badly designed, it works on the assumption that some form of housing development is acceptable. I am totally opposed to building on a heavily contaminated greenfield site. This area was safely used for recreation, it has a range of wildlife, plants and trees...
Can't support any development on this land. It will cause pollution issues for residents who live near to and around the fields. Surely it can't be an aim of the CCLT to cause harm & distress to already established communities. It will have a devastating effect on wildlife.
A development which allows a diverse range of people to form a community. Housing we can be proud of and enjoy as we amble through
Green, sustainable, affordable
Green! Environmentally sensitive and sustainable Green spaces, wildlife friendly Mix of sizes and types of tenure Value for money
Community-focussed / Green-space / Community food growing space / Sustainable building methods / Fully-accessible site / affordable housing Don't really understand the form but those are words I would connect with the kind of development I would be happy to see on Ryebank fields, if development were to go ahead.
Co-housing scheme
Zero-carbon, car-free, community led, affordable, retained woodland, resilient to climate change, permaculture, intentional communities, community managed, food growing,
A pan eco development that provides local housing for local people, which includes affordable housing and cohousing for over 50s
NONE! MMU have acted disgracefully in digging up asbestos and leaving it in the open beside their bore holes, then being slow to act to remediate once they were called out on their action by a member of the public. They used the opportunity to blame the public for uncovering the asbestos and as an excuse to close the fields...
I do not support housing development on the site which is valued open Green space and GREENFIELD. I don't believe CCLT should support housing developments on greenfield Site when there are brownfield sites that could be developed for housing.
Prioritising green space, wildlife, well-being of residents, and historical assets , prevent overdevelopment.
No development
Green, mixed re building and type of housing for different life stages. communal, car free,
None.
Community oriented, environmentally sustainable, cohousing, aesthetically pleasing
Don't have any more time today to write - but all of the above show the points important to me.
A safe green space, offering homes for a diverse range of people, with as much flora and fauna as is possible.
Limited, genuinely affordable, few cars
I would like to see no development other than a single pedestrian/cycle path, as I believe that the natural assets of the site would inevitably suffer and in all likelihood just a few trees would be kept as

CCLT Ryebank Fields: Early Feedback Engagement Findings

tokens to appease residents. These trees would, as typically happens, be damaged through careless construction practices...
it needs to be something that people would talk about and take a detour to have a look at!
A nature reserve and open green space for recreational use by the local communities.
Respectful of the community's needs and wishes.
I am unable to comment any further on the situation.
Low impact on the environment - maintaining and supporting the wild flora and fauna.
Safest option would be best.
A smaller footprint, social or affordable housing, ideally for older people. And carbon neutral, Passive Haus. Charging points for cars, good access in and out for cars, pedestrians and cyclists.
None at all as is the view of most local people.
Minimal impact on the green space, trees, etc.
Community centric
I support the development but it needs to be green and totally carbon free.
Part of the community. Sustainable. Diverse for people and nature.
A community green space. Protected FOR GOOD from any development.
Sustainable green and accessible
Minimal, restricted to pedestrian and cycle access between the Ryebank Roads. Not providing for profit at environmental cost. Leisure use: as per the basis on which MMU / Polytechnic came to 'own' the Fields.
Green, accessible to all, community-focused, welcoming, varied
communal, green, adapted and adaptable, welcoming
Genuinely supportive of all residents, not just what could be seen as professional families.
Environmentally sensitive, aimed at local population
A unique development of eco homes in a biodiverse setting
Ideally no development, but if goes ahead, smaller units with a mixed social/private component, and with the development as an exemplar of zero carbon building.
I would support no development. We need to keep Ryebank Fields as it is.
Properties of good standards, in terms of space and use of environmentally friendly materials and energy, that are affordable to buy or rent for people on lower incomes or who are releasing larger properties onto the housing market - such as cohousing owners. Designed to create and support a self-contained community.
Open spaces, green, community. Affordable, inclusive. Fresh air, eco-friendly, zero carbon. Included attractive surface drainage developments
NONE!
A community space, a cafe employing people who need work experience, community garden training people in permaculture, a garden restaurant, an events space for community projects and private events to raise funds
A visionary, creative approach to sustainable living with community and enmeshment with the natural environment at its heart.
A modern, open mixed residential site that is considerate of the needs of current local residents and the wider Chorlton community.
The current proposals are not far off. Would ideally like more provision for some of the suggestions listed above.

CCLT Ryebank Fields: Early Feedback Engagement Findings

Small, low rise, co-housing (to fill a specific need not a general housing for profit), built to carbon zero standards retaining and enhancing the green space making it more of a wildlife haven than now
I am in two minds - the first is no development (and with the toxicity reports i am tending towards this position). the second is zero carbon, mixed tenure, well integrated with high standards of green and blue space.
Inclusive but of good quality, diverse but secure, spacious and welcoming with access to green spaces.
Environmentally sensitive, socially useful and designed/run in a way that complements Chorlton.
None. Due to the extensive contamination the land is totally unsuitable and most likely unviable for development. I am surprised that the board are still even considering development. I want Chorlton CLT to be a forerunner in green and community led projects. To continue with plans for development undermines the core values of the land trust,
No dig. No development. No pollution. These fields should be given back to the people. Re Q11. My option would be that CCLT support no development.
No development
Affordable and inclusive housing and green spaces.
Mixed, diverse and welcoming.
Sympathetic to local circumstance both in terms of construction phase and in terms of the final development. I am not against building as such, I just want a sympathetic build that doesn't adversely affect/inconvenience local residents or the park in the short or the long term. Green is good in my opinion.
Radical. Forward looking. I've dictated this so there maybe typos. I'm on my phone and it's very small. Thanks for asking our opinion
Affordable housing, easy access, integrated into wider community, flood proof.
Aesthetically pleasing. Fits in with the current landscape. Eco- friendly. Affordable, Accessible, Community Led.
That they keep plenty of greenery .
Mixed size properties of good environmental considerations, allowing locals to use the space around the development as much as possible.
No development. If the CLT were party to destroying a local wildlife haven and vital well-being public resource, I believe that local people and your membership would lose faith in your organisation.
Forward-thinking, zero-carbon, sustainably connected, community-focussed, post-private car.
No development, I am very concerned about the toxicity of the land if developed. It should be left undisturbed as a green space for the community.
If it can't be kept as green space, then it should be a model for a new way of living with sustainability at the heart of the development.
Open friendly integrated green
Tidy up the footpaths and make it a more accessible space to disabled and don't build on it.
I would not support any development of the site that involves building on it or supporting the work of a developer who seeks to build on the land. I would support development of green space, education facilities and green-space recreation