



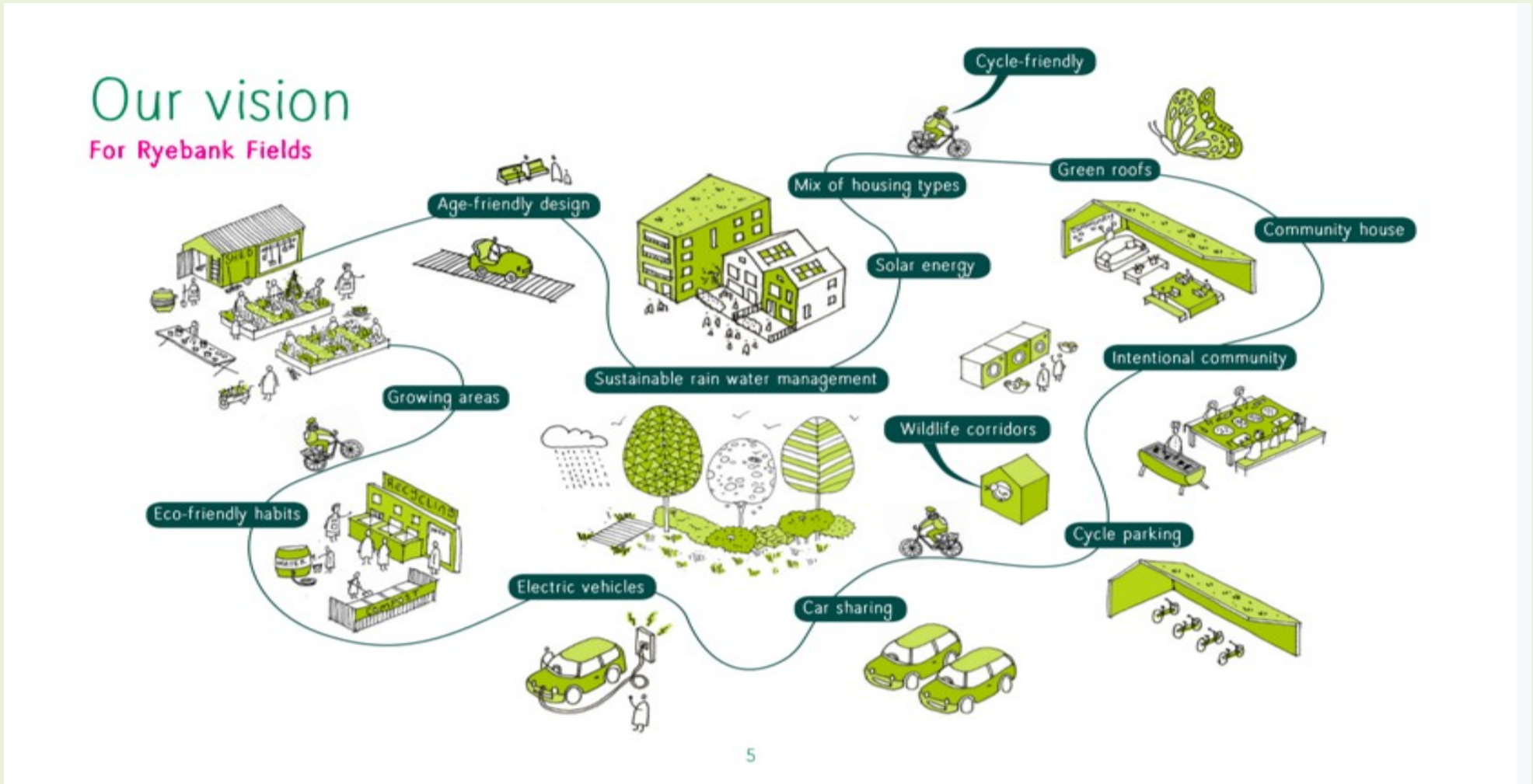
# Ryebank Fields and Chorlton Community Land Trust

## Expectations and Aspirations

*"A visionary, creative approach to sustainable living"*



## CLT Initial Position Statement on a Vision for the Development



Note: This diagram was drawn up in the early stages of the formation of the CLT and the broad principles remain relevant



## 1: Chorlton Community Land Trust

Chorlton CLT is a Community Benefit Society whose objects include: *the business of providing and managing housing; and providing assistance to help house people and associated facilities, amenities, and services.* The CLT has over 340 members. Further information on the CLT is to be found on our website.<sup>1</sup>

Should development go ahead, the CLT wishes to engage proactively with MMU and their selected development partner to achieve an exemplar scheme at Ryebank Fields.

We acknowledge that some people in our community, including some CLT members, are opposed to any development on Ryebank Fields. To ensure we have appropriate support, the CLT has surveyed its members and has secured a mandate to engage in the process and to aim for a development that exceeds the Development Framework adopted for the site by Manchester City Council.

The CLT wants to protect and enhance as much green space as possible for ecological benefit, and for the enjoyment of residents and the wider Chorlton community. We acknowledge the housing challenges, including affordability, faced by many who live in, or who wish to live in Chorlton; and the life enhancing benefits that a choice of quality housing with access to green spaces has on people's lives.

The CLT Board believe that a high-quality development on this site, building on the expectations of the Ryebank Road Development Framework<sup>2</sup>, can raise the bar for sustainable low carbon community living alongside nature within the City of Manchester.

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<sup>1</sup> <https://chorltonclt.org>

<sup>2</sup> [https://secure.manchester.gov.uk/downloads/download/7074/ryebank\\_road\\_development\\_framework\\_2019](https://secure.manchester.gov.uk/downloads/download/7074/ryebank_road_development_framework_2019)



We welcome the Development Framework's commitment for developers, *"to work with a local community housing group to develop part, or all of the site"* and to ensure that there *"is extensive engagement with the local community"*.

The development at Ryebank Fields is an opportunity to create an exemplar of good placemaking. This will require the local community to be involved as early as possible in the process and the CLT is ready to step forward to work with MMU and its appointed developer to enhance the outcomes for the whole site.

The CLT's Board is clear that we can try to reflect the range of views in the community; but we cannot be the only voice of our community and recognise that other groups and individuals will continue to seek to influence the development as it progresses.

The CLT has developed these expectations and aspirations which we will continue to refine as the development process progresses and developer plans are brought forward. We welcome further exploration and discussion with our members, local residents/businesses, and developers to achieve the best outcome and establish a better appreciation of the different priorities of the stakeholders involved.

In the spirit of openness and collaboration this document sets out our broad expectations and areas for further development, exploration, and refinement. We have included quotes from our members survey to amplify some of the essential issues.

Many points reflect the aspirations of the Development Framework; however, our ambition is to go beyond the Framework to maximise the benefits for Chorlton and to arrive at landmark development of which we can all be proud.



## 2: Community Stewardship

*“It should retain the sense of public space with green walks and places to enjoy the environment.”*

CLTs have the powers to own and steward land in perpetuity for the benefit of residents and the local community. We wish to explore with developers the opportunity for the CLT to have an interest in stewarding land once the development is completed. There are various models to be explored such as freehold transfer, a commuted sum for long term maintenance, service charges levied, restricted covenants, CLT as management company, residents having a share in the entity that looks after the land etc.

Examples of this approach in private-led developments are:

- The Climate Innovation District in Leeds, where the common land, infrastructure and renewable energy is transferred on completion to a Community Interest Company formed from its future residents.<sup>3</sup>
- The Land Trust (no connection) which looks after land around and within residential areas funded through service charges<sup>4</sup>

This subject is also referenced in a document produced by a CLT working group on the Environment.<sup>5</sup>

The assumption is that the Council will adopt the circulation roads and lighting; and the water company will adopt the sewers. See also section 7 on Sustainable Drainage.

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<sup>3</sup> <https://citu.co.uk/citu-live/climate-innovation-district-faq>

<sup>4</sup> <https://thelandtrust.org.uk/service-charge/>

<sup>5</sup> <https://chorltonclt.org/wp-content/uploads/2021/04/CCLT-Environmental-Protection-and-Enhancement-April-2021.pdf>



### 3: Affordable Homes

*"A 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"*

The CLT has an aspiration to achieve up to 40% affordable homes of a range of sizes and property types on the site to meet high demand in the area. We recognise that the policy compliant 20% would be likely to be operated by a registered provider.

There may be opportunities, without negatively impacting on the financial viability of the site, to provide an additional 20% affordable homes through working with the Council, Homes England, social investors, and registered providers, including the potential for various affordable home ownership or rental models.

The CLT wants to have an active role in exploring these opportunities to meet additional local needs.



## 4: Zero Carbon Homes and Climate Change

*“It's important Chorlton goes forward in leading the way in ecologically sound standards and design”.*

The Development Framework for Ryebank Fields specifies that any development should meet high levels of environmental sustainability, making a significant contribution to Manchester's ambitions to be a zero-carbon city by 2038. Manchester has committed to all new developments being required to meet Net Zero Carbon from 2028 onwards.

There is a strong passion in the local community on environmental matters and we believe Ryebank should be a best-in-class exemplar of Net Zero Carbon. The CLT believes the time for action is now. We would recommend good precedents elsewhere in the country including Goldsmith Street, winner of the 2019 RIBA Stirling prize<sup>6</sup>, and a planned development by York City Council.<sup>7</sup>

Chorlton CLT would like to see developers take an ambitious and holistic approach and establish Ryebank as a pilot to fast-track GMCA's decarbonisation ambitions. The CLT's aspiration for the site includes the following specific targets:

- The whole development should be Net Zero Carbon in construction and operation
- All energy should be from renewable or zero-carbon sources and carbon offset used in only very limited occasions
- All new homes should be certified to the Passivhaus Standard
- A site wide Energy Company (ESCO) should be responsible for supply to local properties and surpluses could be used for neighbours
- Onsite energy storage should be deployed alongside demand response measures to smooth energy demand and consumption
- Site wide monitoring and data disclosure of energy generation and use over a period of at least five years
- Use of biomaterials where possible, with a maximum target of 300 kgCO<sub>2</sub>e/m<sup>2</sup> for embodied carbon and a recognised methodology (such as ICE<sup>8</sup>, PH Ribbon<sup>9</sup>, etc) be adopted for measuring performance
- Commitment to surpass Best Practice Health Metrics in the RIBA 2030 Climate Challenge<sup>10</sup>
- Proposals for the site should address the ten principles of One Planet Living, as set out in the Bioregional Framework.<sup>11</sup>

<sup>6</sup> <https://www.architecture.com/knowledge-and-resources/knowledge-landing-page/norwich-council-estate-named-uks-best-new-building-2019-riba-stirling-prize-winner>

<sup>7</sup> [https://www.theguardian.com/artanddesign/2020/oct/04/everest-zero-carbon-inside-yorks-green-home-revolution?CMP=Share\\_AndroidApp\\_Other](https://www.theguardian.com/artanddesign/2020/oct/04/everest-zero-carbon-inside-yorks-green-home-revolution?CMP=Share_AndroidApp_Other)

<sup>8</sup> <https://www.ice.org.uk/knowledge-and-resources/briefing-sheet/embodied-energy-and-carbon>

<sup>9</sup> <https://www.phribbon.co.uk>

<sup>10</sup> <https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-Climate-Challenge.pdf>

<sup>11</sup> <https://storage.googleapis.com/www.bioregional.com/downloads/One-Planet-Living-for-sustainable-places.pdf>



## 5: Cohousing

*“Cohousing promotes the sharing of its resources by its members.”*

In support of the principle of placemaking, the CLT aspires to see a cohousing scheme to be included on the site. “Cohousing communities are intentional communities, created and run by their residents. Each household has a self-contained private home as well as shared community space. Residents come together to manage their community, share activities and regularly eat together.”<sup>12</sup>

Local cohousing groups are eager to explore sustainable living at Ryebank with zero carbon homes and low car use. The Chorlton Cohousing Company Limited<sup>13</sup>, established for people aged over 50, and Manchester Cohousing<sup>14</sup>, an inter-generational cohousing group, have worked up a combined proposal for the site. <sup>15</sup>Their aspirations are for up to 40 homes and apartments of different sizes, plus a common house. The cohousing occupiers will in the main pay market value for their homes, but there is also an intention to include affordable homes (for rent or sale) provided, for instance, through Section 106, or additional units purchased through a registered provider. There are a range of possible models which can be explored further. Early sales commitments from cohousing can help de-risk the development.

The CLT want to see the cohousing groups having the opportunity to present their plans to short-listed developers and engage in early discussions, including on procurement options.

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<sup>12</sup> <https://cohousing.org.uk/about/about-cohousing/>

<sup>13</sup> <https://chorltoncohousing.co.uk>

<sup>14</sup> <https://manchestercohousing.co.uk>

<sup>15</sup> <http://ryebank.manchestercohousing.co.uk>





## 6: Environmental Protection and Enhancement

*“ Retaining as many trees as possible, especially around the perimeter, and ... 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.”*

This a key priority for the local community. There are very strong feelings about the loss of open green space in the local area. The CLT expects the developer to go beyond the statutory requirements; and present a detailed plan which enhances biodiversity and protects wildlife.

The CLT’s requirements are for:

- The development to achieve Level Three Building with Nature accreditation (or equivalent)<sup>16</sup>
- At least one third of site retained as green infrastructure, including boundary trees
- Enhanced biodiversity throughout site, with a comprehensive rewilding strategy to incorporate high quality natural landscapes, wildlife corridors
- Green roofs to single storey structures
- A Retention and Restoration programme for the Nico Ditch site, with a minimum 10m buffer zone to development
- Creation of community green space/wetland habitat/ecological enhancement areas
- Common and private garden areas safe and suitable for food growing.

The appointed developer should involve a specialist agency to work with the CLT and to demonstrate how ecological value is being protected; and how the biodiversity and environmental value of the developed site will be positively enhanced. A CLT working group on the Environment have produced a more detailed report to support developer discussions.<sup>17</sup>

<sup>16</sup> <https://www.buildingwithnature.org.uk/how-it-works>

<sup>17</sup> <https://chorltonclt.org/wp-content/uploads/2021/04/CCLT-Environmental-Protection-and-Enhancement-April-2021.pdf>



## 7. The way we get around

*“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 as a feature.”*

This is a development for the future. As part of the response to the climate emergency the dominance of the car is being rethought in cities. The location of Ryebank Fields, within walking distance of three Metro stops and bus stops, plus the opportunities to walk and cycle to local facilities and amenities, makes it an ideal place to push the boundaries in terms of more sustainable travel and to reduce reliance on individual car ownership.

The CLT expect the lead developer to produce a sustainable travel plan for the development which will support the reduction of car use and the need for car parking spaces across the site. We would expect any developer to consult widely on this issue including with local residents, schools, and key interest groups to develop a sustainable travel plan. This would include:

- Robust research and market evidence to demonstrate that lower levels of car parking provision will be appropriate for this particular scheme and setting
- Proposals that support the better management of traffic on local streets
- A site layout design that give priority to walking and cycling
- All parking requirements are self-contained within the site; within designated parking bays/areas and no on-street parking
- Design options which allow flexibility to reduce parking provision in the future
- Consideration of having a site-wide car club /car sharing arrangements (preferably electric vehicles with electric charging points per parking space)
- Shared/private secure cycle storage - e.g. one storage space per bedroom
- Lower parking space requirements for cohousing
- Compliance with Greater Manchester Made to Move objectives<sup>18</sup>

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<sup>18</sup> [https://assets.ctfassets.net/nv7y93idf4jq/1XtfykQs0g22g8cYCyAag/dee5732015f23c5df3a338afc2353b74/Made\\_to\\_Move.pdf](https://assets.ctfassets.net/nv7y93idf4jq/1XtfykQs0g22g8cYCyAag/dee5732015f23c5df3a338afc2353b74/Made_to_Move.pdf)



## 8. Sustainable Drainage

*“Flooding/rising ground water is an environmental concern that will need to be appropriately addressed too.”*

Flooding can have a devastating impact on peoples’ lives, and climate change is increasing the frequency of extreme rainfall events that can cause flooding. Some of the streets, houses and fields surrounding Ryebank Fields are already subject to flooding and the developers will need to include significant measures in their drainage plan to control the run off and mitigate against the risks of increased flooding of the wider area and to also address the risk of flooding from rising groundwater.<sup>19</sup>

The CLTs requirements are for:

- A whole site Sustainable Drainage (SUDS) system that takes into full consideration greenfield run off rates, climate change impacts and urban creep and is designed in line with the current standards for SUDs<sup>20</sup> and allows for the adoption of those SUDs by the water company<sup>21</sup>
- SUDs measures that are chosen to provide the maximum biodiversity and amenity value, for instance a wetland in each field rather than a flood basin
- SUDs measures should provide a minimum of two levels of treatment to protect water quality
- The developer to engage with United Utilities and the local authorities in order to secure the best solution for the long-term maintenance and adoption of SUDS serving more than one property
- The developer to establish the full extent and, check the condition of, the culverted Longford Brook watercourse to inform those discussions
- A drainage plan could be strengthened by considering the flooding in the wider area e.g. Longford Park, and provide opportunities for joint measures to improve those areas. An approach for this would need to be made to Trafford Council, Friends of Longford Park, St John’s School and any other relevant body.
- A SUDs that includes measures at individual properties such as rain gardens, water butts, grey water recycling to minimise water usage

<sup>19</sup> As set out in section 3.1 of the ‘MMU Ryebank Road Chorlton Flood Risk Statement and Conceptual Drainage Strategy Report. BWB June 2020’.

<sup>20</sup> <https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

<sup>21</sup> Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England (“the Code”) Approved Version 2.010 March 2020” available here <https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>



## 9. Exemplary Design Quality

*“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.”*

The CLT believe that the development should meet the highest standards of design and aesthetics. We have been impressed for example by the Living with Beauty report which refers to beauty as the benchmark that all new developments should meet.<sup>22</sup> The CLT wish only to support developments that address the following specific expectations:

- An inclusive and mixed layout that does not create distinct or separate zones for people in different socio-economic groups or circumstances
- Disability friendly access to all properties, communal buildings and areas of green space
- Age Friendly design principles incorporated throughout<sup>23</sup>
- Compliance with the Manchester Residential Quality Guidance<sup>24</sup>
- Lifetime Homes Certification
- Custom Build Opportunities
- Modern Methods of Construction (MMC) considered to minimise construction time and disruption on local roads
- Commitment to the production of a site-wide Design Code to ensure a consistency of character and quality.
- Meeting the aspirations of the Home of 2030 challenge<sup>25</sup>
- Close attention to the interface with Longford Park which shares a significant boundary

Sketches illustrating some of our preferred design principles are set out overleaf.

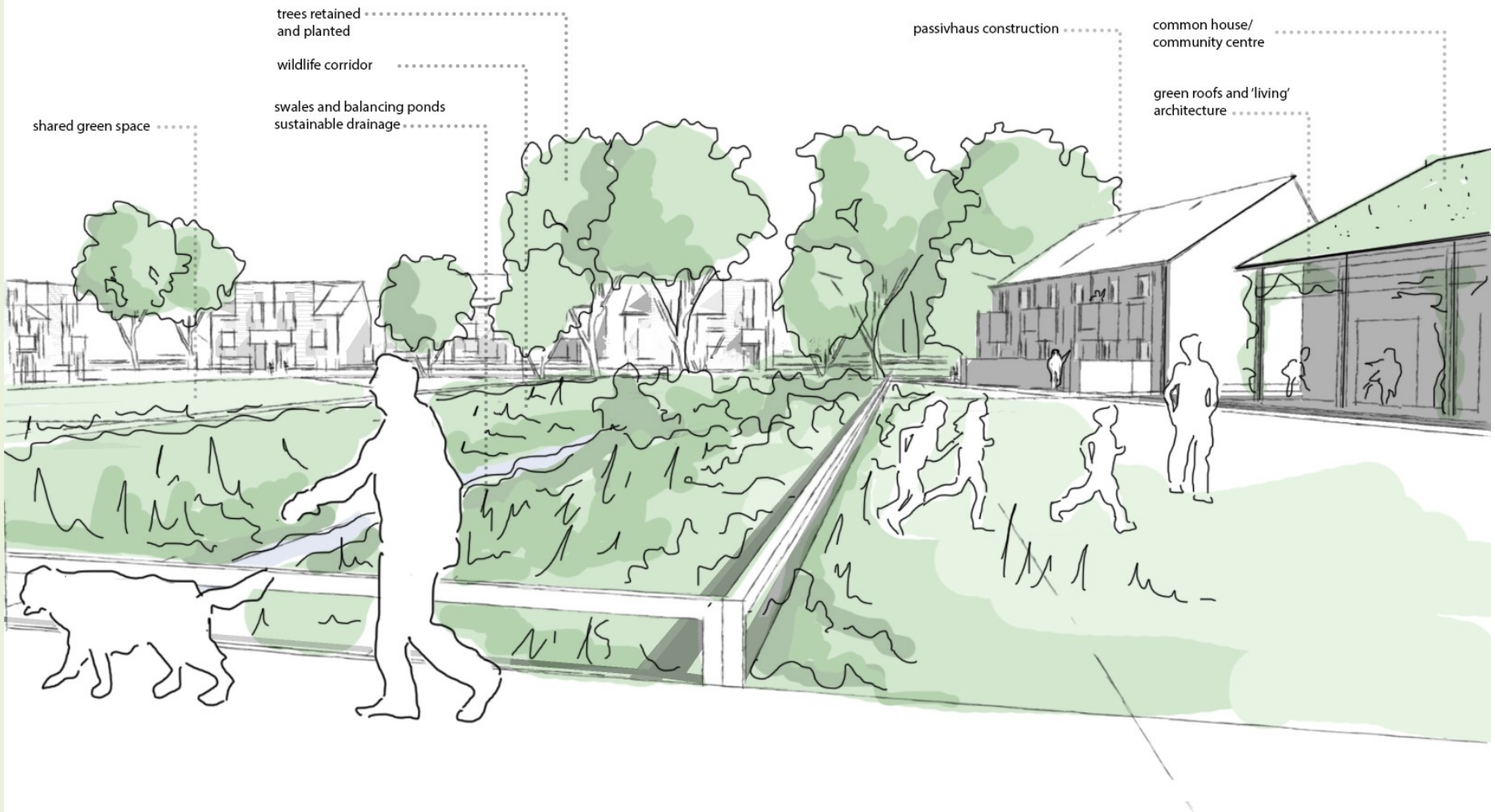
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<sup>22</sup> <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

<sup>23</sup> [https://secure.manchester.gov.uk/info/200091/older\\_people/7110/improving\\_areas\\_for\\_older\\_people](https://secure.manchester.gov.uk/info/200091/older_people/7110/improving_areas_for_older_people)

<sup>24</sup> [https://secure.manchester.gov.uk/downloads/download/6682/residential\\_quality\\_guide](https://secure.manchester.gov.uk/downloads/download/6682/residential_quality_guide)

<sup>25</sup> <https://www.homeof2030.com/the-challenge/a-public-vision-for-the-home-of-2030/>









## 10. Delivery and Site Conditions

*“The contamination on the site is a concern, 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 an environmental concern that will need to be appropriately addressed too.”*

We would expect the community to be kept fully informed of the plans and steps being taken to remediate the land. Health and safety of local residents must be paramount. Disruption during the construction phase should be minimised.

The CLT also anticipate that any supported development is backed by:

- a consultation plan to ensure proper engagement with all potentially affected residents before a planning application is made. See also recommended approaches in Manchester Council’s guidelines in community involvement and planning.<sup>26</sup>
- a stakeholder engagement plan to provide local residents with on-going communication on progress during construction and clear points of contact to raise concerns should they arise during the development process

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<sup>26</sup> [https://secure.manchester.gov.uk/info/200074/planning/7538/statement\\_of\\_community\\_involvement](https://secure.manchester.gov.uk/info/200074/planning/7538/statement_of_community_involvement)



## 11. The Way Forward

The CLT recognises the commercial interests of MMU and its appointed developer to achieve a reasonable financial return from the land sale and the development. We believe however that financial return should not be the expense of other project outcomes outlined in this report.

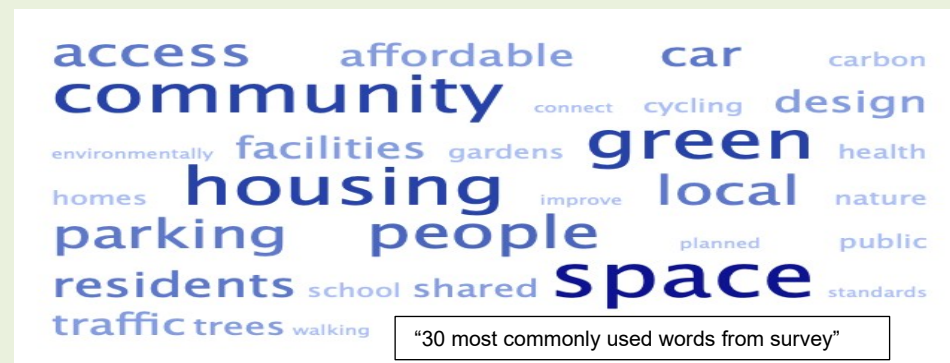
**This report set out the CLT’s current position. We expect to further develop and refine expectations as the development process moves forward.**

The CLT Board’s starting point has been informed by responses to a survey that was sent to all members of the CLT in October 2020<sup>27</sup>. The 100 CLT members who responded told us that:

- 56% wanted us to work with MMU and its preferred developer to influence a development that **exceeds** the Development Framework guidance
- 15 % wanted us to work with MMU and its preferred developer to influence a development that **meets** the Development Framework guidance
- 20% wanted us **not to get involved** with the process
- 9% had **no preference**

We have taken this as clear mandate from a majority of members to be engaged and work with MMU and potential developers to work towards a development goes beyond the base line expectation of the Development Framework. We are determined to reflect the breadth of views of our members as we engage, including the issues of concern expressed by those who are opposed to the development and would prefer that we do not get involved.

**We believe the commitment to work with a local group and to engage the community is best served by early and meaningful involvement with the CLT.**



<sup>27</sup> Full details have been published at <https://chorltonclt.org/wp-content/uploads/2020/11/Survey-Responses-1.pdf>