

# Chorlton CLT Member Survey on Ryebank Development Proposal

Chorlton CLT Members were surveyed for their views on the Ryebank planning application by Step Places, Southway Housing Trust and Manchester Metropolitan University to Manchester City Council 1(42223/FO/2025).

The survey was structured around CCLT's Expectations and Aspirations that were originally set out when MMU began this process and can be found here: <https://chorltonclt.org/wp-content/uploads/2020/12/CCLT-doc-for-developers-FINAL.pdf> The survey ran from 12th March to 28<sup>th</sup> March 2025.

The survey provided multiple choice questions on each of the seven themes in the Expectations and Aspirations document:

1. Community Stewardship
2. Affordable Homes
3. Zero Carbon Homes and Climate Change
4. Cohousing
5. Environmental Protection and Enhancement
6. Design Quality and Sustainable Travel
7. Delivery and Site Conditions

Respondents were able to choose from the following options:

- Favourable Support For The Plan
- Neutral
- Object To The Plan

There was also a follow up question on each topic which asked how they would like the proposals to be enhanced?

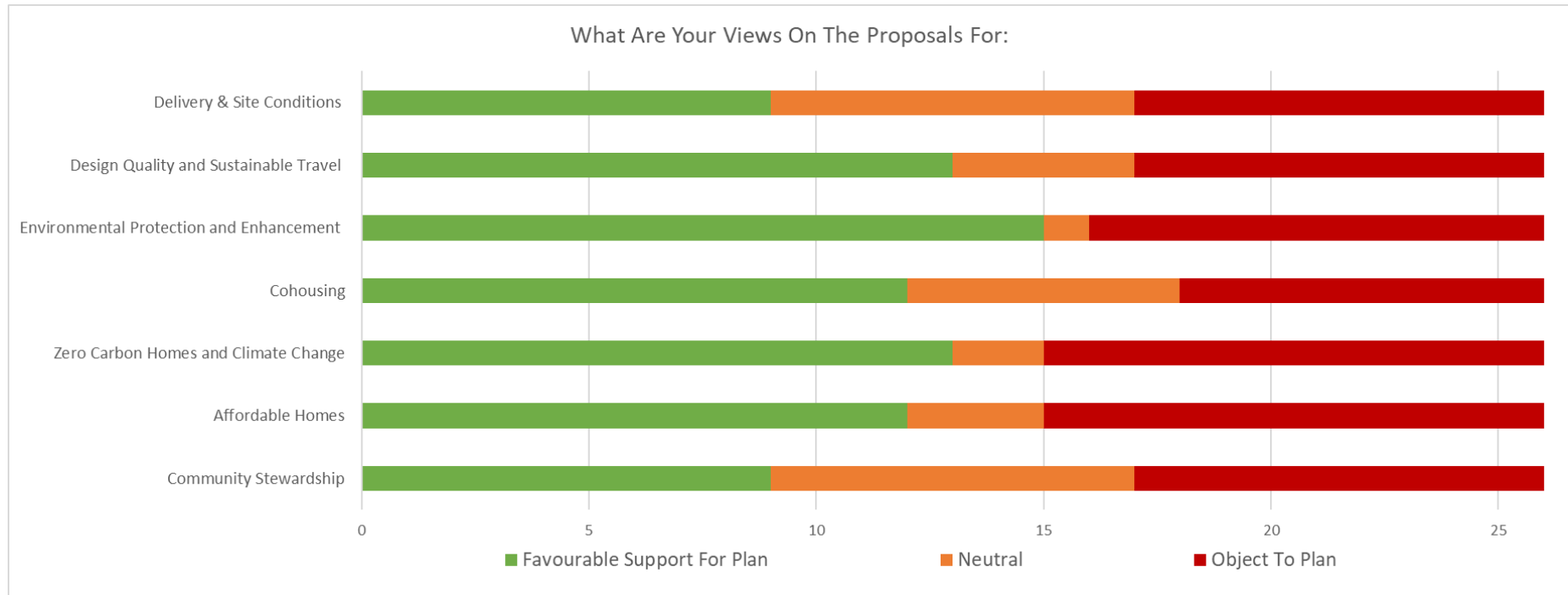
## Responses

Chorlton CLT has 368 members and received 27 responses (one of which was blank), giving us 26 responses to analyse. The survey results should be treated with caution as they are not large enough to provide a reliable indication of CCLT Members' views and the CCLT has always been clear that it does not speak on behalf of all the residents of Chorlton.

We also do not wish to infer anything from the low response rate and believe the limited number of responses are best understood without any additional commentary.

The chart below shows the overall responses:

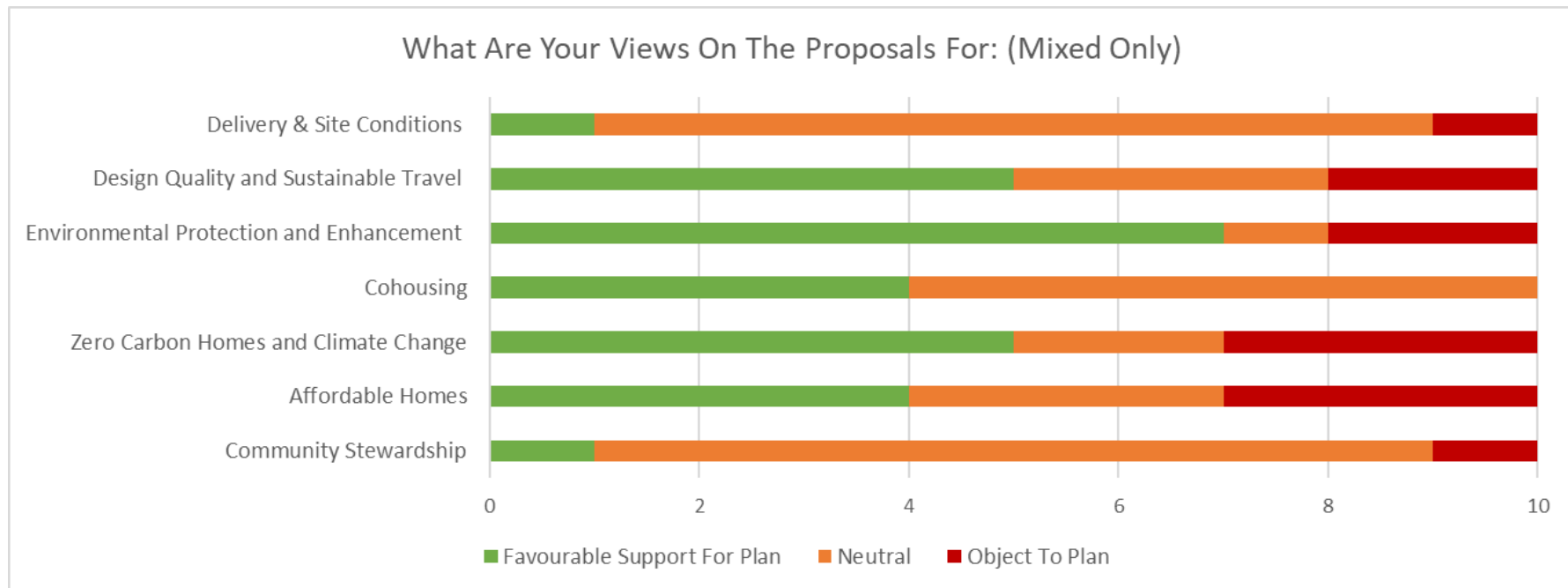




Looking more closely at the responses, it is clear that there are three groups of respondents:

- **Objecting** ie members who object to all seven elements (plus one who objected to 6 and was neutral on Design Quality and Sustainable Travel): **8 respondents**
- **Favourable** ie members In Favour of all seven elements of the proposal: **8 respondents**
- **Mixed**: members who provided a range of responses across the themes: **10 respondents**

The chart below shows the responses for the **Mixed group** in order to show how their views break across the themes.



# How Would Respondents Like The Plans To Be Enhanced?

In order to provide some structure to the free text questions on how the scheme could be enhanced, it is helpful to look at them grouped by the three types of respondent. The tables below provide the verbatim responses of members with some typos corrected.

## 1: How would you like the proposals for Community Stewardship to be enhanced?

Objecting	The proposals are fundamentally flawed and can't be enhanced. Having a management company manage a green space effectively has been proven to be unworkable. By community stewardship you mean service charges made to property owners on the housing estate. How can the wider community rely on 120 home owners to manage land for the wider community via a commercially driven management company.
	There has yet to be published any credible plan for the management of the green spaces adjoining the Longford Park conservation area. You need to push for this before you start asking the community for ideas on how to enhance something that isn't yet clear.
	I haven't got time to read these but can clearly state that there is no need to build on Ryebank Fields. The area has a surplus of brownfield and a lack of accessible wild green space.
	This is a local green space. An application for Local Green Space designation has been previously submitted to MCC. MCC written confirmation agrees that RF meets the LGS criteria. But any designation has to wait for the new Local Plan.
	I hope you realise that selfish aspirations to dwell on this land are jeopardising saving green space for perpetuity.
	No development
	To leave the land undeveloped as a community and educational resource as a Rewild Ed space
	Not build on the Fields
Favourable	We cannot expect to have any stewardship if the development takes place therefore to retain any stewardship, we must oppose the development in full
	Ownership passed to a community interest company, but I'm not overly sure how the community stewardship will work
Mixed	There is little information on this subject, but this leaves open the possibility of residents and interested groups/members if the community getting involved to steward the land in the longer term
	I can't see any clear proposals for community stewardship
	Transfer of ownership to ChorltonCLT
	Whilst I appreciate the desire for some ongoing interest in the land post-completion, I do feel that the proposals presented offer a well-balanced form of development, with a good tenure mix and ample green space, which presumably through BNG conditions will require maintenance by the developer.

	Clearer and more detailed explanation of how the different ownerships within the scheme will contribute financially and organisationally to a comprehensive and long term management of both the urban and communal landscaped areas of the whole area. An understanding of the long term partnership arrangements with Trafford councils adjoining open space to the site boundary for trees and drainage.
	Can't see any reference to it in the planning documents I have managed to see so far
	A much smaller development.
	I clear plan for community stewardship of open spaces would be welcome as would closer collaboration with Longford Park.

## 2: How would you like the proposals for Affordable Homes to be enhanced?

Objecting	<p>We don't need more flats for retirees in Chorlton. There is already provision on the old Chorlton baths site.</p> <p>It is unlikely that any home built on Ryebank Fields after the land has been remediated will actually be affordable. Affordable homes are being built elsewhere.</p> <p><a href="https://www.google.com/maps/d/u/0/edit?mid=1ozxv1_hRCqjlbv_nRNKWIVHUQg5xrs8&amp;usp=sharing">https://www.google.com/maps/d/u/0/edit?mid=1ozxv1_hRCqjlbv_nRNKWIVHUQg5xrs8&amp;usp=sharing</a></p> <p>The developers trumpet 35% affordable, but this is not based on numbers of bedrooms. The figures are flawed because the majority will be 1 bed, &amp; not 2 bed as in their previous schemes. Having 1 bed allows the developers to cram in more homes. If you recalculate using beds available the % is 21% max affordability.</p> <p>You are being duped by the developers.</p> <p>There are no rents published, just a stab at 80% of local rate. The correct costs should be published.</p> <p>Additionally, ground rent &amp; service charges for leasehold properties have surged, mainly due to surges in insurance charges.</p> <p>There is concern over re-sales of leasehold, this is well documented, as buyers are unwilling to buy when service charges are rising, sometimes by 800%.</p> <p>Investing your money into this leasehold development is far from wise.</p> <p>No development</p> <p>I would not as supposed affordable homes are not truly affordable. We have a shortage of social housing which this is not addressing</p> <p>Not build on the Fields</p> <p>Ryebank Fields should remain undeveloped as the community need easy access to green spaces nearby.</p> <p>The prospect of these homes being affordable is laughable. We need actual affordable homes already existing developments</p>
Favourable	<p>More of them</p> <p>Maximise numbers of social rented homes and Manchester Living Rent homes. If shared ownership is being considered I would like to see the option explored of preventing the occupants from staircasing to full ownership thus losing affordable units from the development.</p>

	Offer affordable homes that are not age restricted, younger people also have a need
Mixed	<p>I'd prefer the proposals to include more affordable homes outside the over 55s provision which feels potentially ghettoising. It feels a bit like a sleight of hand to meet a requirement - this isn't an ideal location for over 55s, especially those on low incomes, as access to shops, doctors, public transport etc isn't ideal.</p> <p>I am also aware that Manchester City Council has a dismal record of enforcing developers' promises on inclusion of affordable housing.</p> <p>Affordability for first time buyers should also be a consideration, not just rental.</p> <p>The affordable apartments are apartments, rather than a percentage of the different types of accommodation available. It would be good to see affordable family housing as part of the make-up of the scheme.</p> <p>Clear commitments to affordability for the houses currently shown as for private sale.</p> <p>The 35% proposed is below the CLT aspiration for 40%. It would be good to have more variety of affordable homes such as some 2 beds and some for families which I think were in the original Southway/Step Places proposals. Also they should all be either social rent or shared ownership</p> <p>I don't have an opinion.</p> <p>Good to see more social housing. Would like to see more real social ownership and less shared ownership that could quickly find its way back into full private ownership</p>

### 3: How would you like the proposals for Zero Carbon Homes and Climate Change to be enhanced?

Objecting	<p>Building on this rewilded green space can never a positive for climate change in an area with a deficit of open green space. The proposals can only be enhanced by leaving is as a green space and nature reserve. There are lots of oak trees that will continue to grow and be a tangible asset to fighting climate change.</p> <p>Anyone with concerns for the environment should not be supporting the destruction of wild green space.</p> <p>There are grave concerns over the additional water pipe/water source lagging for each property. That may prevent contaminants entering the water source. There are grave concerns over the air filtration systems needed for each property. This is to mitigate the effects of the red gas on the site entering the properties.</p> <p>Both of these mitigations are documented in the E3P contamination report that accompanies the planning application.</p> <p>I trust that you have read the 2020 &amp; 2024 E3P reports.</p> <p>No development</p> <p>Building on green space is in no way addressing climate change . It is green washing to suggest it is.</p> <p>I would like to keep Ryebank Fields undeveloped so that the area could help mitigate the problems occurring due to climate change and pollution. The</p>
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	<p>trees and vegetation can absorb CO2 and other polluting molecules and can help to offset flooding.</p> <p>There's no such thing as a zero carbon home in a new development therefore we must oppose the development in full</p>
Favourable	<p>Upgraded to Passive House</p> <p>It is great to see that the homes are largely to be built to Passivhaus standards. The addition of some green walls and PV panels where possible/appropriate would be a further enhancement</p> <p>Consider how the development could support the wider area in becoming more sustainable, e.g. public charging points?</p>
Mixed	<p>I feel they could be more ambitious.</p> <p>I can find no clear reference to net zero or 'better than current building regulations'. Both of which should be a high priority, especially in any flagship scheme on a site such as this. 'Sustainable' is vague and meaningless in this context. I agree with ChorltonCLT published recommendations for this.</p> <p>Whilst net-zero might be difficult to achieve, it would be good to see some dedication to low-carbon construction and passivhaus standards.</p> <p>Some proposals for community heating provision.</p> <p>Can't see much detail in proposals but assume the heat pumps in private houses and electrical heating in apartments will help towards Zero Carbon homes. Not seen in documents have managed to read so far how construction will operate to Zero carbon.</p> <p>I would prefer it all to be zero carbon if possible.</p> <p>Really welcome commitment to high enviro standards</p>

#### 4: How would you like the proposals for Cohousing to be enhanced?

Objecting	<p>Move the proposed Cohousing to a brownfield site, not on this greenfield site.</p> <p>The buildings are not in keeping. The buildings will intrude on the visual amenity of the Longford Park Conservation area.</p> <p>The RF site is approx 1m higher than Longford Park &amp; the surrounding streets, this is due to the previous remediation. 3 storey buildings will be a blot on this landscape.</p> <p>The documentation for this land states that only homes built on Longford Rd in the same 2 storey style are permitted.</p> <p>Why would anyone in their later years want to be housed in basically 'student style' accommodation.</p> <p>I foresee endless squabbles &amp; fall outs. If you want this sort of living then move to sheltered accommodation.</p> <p>No development</p> <p>Not to build on this green space and look for a brownfield site.</p> <p>Won't work</p>
Favourable	<p>More cohousing and lower cost, could this be done by increasing the density? But also I would love to see a site-wide cohousing strategy set up so people who buy the other houses have the chance to be wider participants. Dont close it off.</p> <p>I would like to see favourable support from the developers to including some affordable homes in the cohousing development</p>

	some affordable, rented accommodation as part of cohousing	
Mixed	I'm not sure how cast-iron the commitment is to co-housing.	
	I am glad to see that there is an element of co-housing incorporated into the plan.	
	Clearer proposals for the inter-relationship between this part of the development and the remainder in terms of shared boundaries and communal facilities.	
	Up to the Co HOusing group to say if it meets their needs and aspirations.	
	Have no opinion.	
	Very welcome to see novel approaches to ownership being used locally. Let's hope it's a template that can be used elsewhere	

## 5: How would you like the proposals for Environmental Protection and Enhancement to be enhanced?

Objecting	See earlier comments about the need for this green space. Move the proposed housing to a brownfield site, not on this greenfield site. This will protect the environment and tackle the need for housing. The latter shouldn't take precedence over the former.	
	For proper environmental protection, not one blade of grass should be touched. No enhancement is possible that includes building on greenfield.	
	The contaminated land cannot be remediated, unless all of the trees are dug up. MMU asbestos reports from the previous 3 year (seen through FOI) show that asbestos finds are within the land adjacent to Longford Park boundary. This is because MMU created bunds around the RF boundaries by importing contaminated landfill in the 1990's. The contamination in the pits, over which you are wishing to dwell, could be remediated at a risk to the pupils of St John's RC Primary. See Corby Group Litigation v Corby Borough Council 2009. Pupils will need health screening prior to any land development to ensure future health problems can be attributed. Are you prepared for your role in any litigation.	
	No development	
	How can this plan of building on a green space by called environmental protection or enhancement? Green washing	
	We need to retain more green infrastructure which would only be able by objecting the plans in full	
Favourable	If they even hit what the propose I'll be shocked but very happy.	
	Inclusion of swift boxes built in to homes to encourage nesting by this declining bird species which is sometimes seen in the area.	
	Green roofs, more opportunities for solar energy microgeneration	
	Use of materials	
Mixed	I think there need to be more concrete commitments. I'm glad they are specifying keeping the boundary trees and aspen grove, but more could surely be done? Continuing commitment is an issue too, as well as initial promises.	
	No mention of Level Three Building with Nature accreditation or green roofs.	
	No common areas for food growing.	



	I am pleased to see a large amount of the site dedicated to green space.
	Clearer whole site management arrangements.
	Seems very general, lacking specifics from what I can see. Rules out lot of the SUDS that would help drainage and Environmental Protection and Enhancement. Just says most not viable, such as rainwater harvesting without saying why.
	Happy for environmental protection where possible.
	Im not convinced Ryebank is a high-quality environmental asset at the moment given the contamination and how little seems to grow there. I'm content to embrace a wider concept of the environment as a place that people live which provides good homes and communities alongside steps to protect nature and minimise our impact on emissions. I am keen to see that the flooding and water management is improved.

## 6: How would you like the proposals for Design Quality and Sustainable Travel to be enhanced?

Objecting	Tired, boring design over 3 stories which will tower over neighbouring two storey properties and Longford Park conservation area. To enhance this, keep the fields as they are and develop and pedestrian and cycle path to join the north and south side of the fields.
	Metal roofs - unbearably hot during summer months.
	Transport Report is flawed.
	No development
Favourable	The plan indicates a large number of dwellings which will mean a large number of cars and no spaces for parking which will cause problems for the surrounding areas.
	It's pretty good all things considered
	More information on the contribution the developers can make to reducing congestion at peak times on Longford Road and nearby roads.
	I do think the impact from the increase in cars especially at busy times (e.g. 8am-9am and 3.30pm) needs to be considered. Perhaps Longford Road, Newport Road and Nicolas Road should become one way roads but with speed bumps to ensure there is no speeding.
Mixed	I don't think the cycle storage is adequate - one bike per dwelling is quite an unlikely cycle-ownership situation. Cycle storage needs to be very secure and it isn't clear that this is being proposed.
	It's not clear whether there will be secure and adequate storage for mobility scooters, ideally flexible between those and cycles, including larger and more unusual cycles suitable for some disabled people.
	Falls short of cycle storage providing one storage space per bedroom. I also have reservations about the quality of design, especially with reference to 'Living with Beauty report'. The architecture and layout lack vision.
	The proposals look good and the masterplan is promising. The scale of the buildings and the layouts of the streets I think are appropriate for the area and will provide a positive contribution to the area.
	From the diagrams housing design look Ok but I can't assess design quality.
	Sustainable travel seems to be encouraged but I don't have time to read all

	the transport documents. Should have had one overarching summary of proposals.
	The plans look good. Manchester needs higher density family housing with high design standards and this looks like a step in right direction.

## 7: How would you like the proposals for Delivery & Site Conditions to be enhanced?

Objecting	The safest future for residents who live in Chorlton and Trafford is to leave the contaminated land untouched. It has already been remediated during operation eyesore and since through a natural rewilding process. Any ground works for a housing estate would put local residents at risk. To enhance site conditions, leave the land as it is.
	Leave the land as urban green space
	No development
	Not to build on this site. Object re danger of remediation in such close proximity to school and housing, traffic from the remediation and building will be very heavy and polluting.
Favourable	Don't feel I can add anything further
	More details later on the contamination remediation plan Details of stakeholder engagement plan for the pre-construction and construction phase
Mixed	I'd like to see some very concrete commitments
	No information to comment on
	Can't find details of results of investigations nor how they intend to deal with any contamination or mitigations where needed.
	A much smaller development to reduce the site disruption.
	I haven't looked in detail but trust plans for the build will minimise impact on local streets and the construction team will be sensitive to local concerns