

Chorlton Community Led Housing Group

Report on feedback from the public event
held on Tuesday 4th December 2018



1. Background

The event was organised by the [Chorlton Community Led Housing Group](#) which formed initially to respond to Manchester City Council and MMU's proposal to build seventy executive-style homes on Ryebank Fields. It is understood that proposal is no longer being pursued and that a new Development Framework will be produced for the site. The Council's Executive Committee agreed that "any planning application process should be informed by a meaningful participatory based approach involving local resident groups."¹

The Chorlton Community Led Housing Group is campaigning for an imaginative, innovative, affordable environmentally sound and socially useful housing development on Ryebank Field, in line with a set of [principles](#) developed by the group.

- The group believe that MMU are highly likely to be successful in selling the land for housing
- a planning application which is for housing in line with a Development Framework would be highly likely to be approved by the City Council
- that it will be much better if this is strongly influenced and led by people in the local community

2. Purpose of the event

The event was held to seek people's views about the type of housing and community they would ideally like to see on Ryebank Fields. The style of the event was participative, with people mainly contributing in small groups.

The objectives of the event were for participants to:

- Gain a better understanding of Chorlton Community Led Housing Group and their aspirations
- Understand the importance of a community led response and how this may influence the development
- Share thoughts and ideas about the present social and housing landscape in Chorlton
- Identify concerns and issues for future dialogue.

The group is using the feedback from the event to seek to influence the impending development framework and to build up membership of and support for the group itself.

¹ <https://secure.manchester.gov.uk/meetings/meeting/3294/executive>

3. Planning for the event

A leaflet was produced for the event and delivered to homes that immediately border Ryebank Fields. It was available in a few key locations including Chorlton Library, Chorlton Health centre, Unicorn grocery and on lamp posts in the area. The information was also posted on local social media groups.

4. The event

The event was held in St John's RC Primary school from 7.30 to 8.45pm on Tuesday 4 December. It was attended by just over 50 people including the core organising group of nine members and the three local councillors.

A register was circulated which showed that people who chose to sign it came from., the following streets/area

Longford Rd 11, Nicolas Rd 3, Newport Rd 2, Ivy Green area 3, Stockton Rd 2, Copley Rd 1, St Austell Rd 1, Wansbeck Cl, Stretford 2, Chandos Rd Sth 2, Ryebank Rd, Trafford 1, Park Sq, off Ryebank Rd, Trafford 2, Cromwell M32 1, Scott Ave 1, St Anne's Rd 1, Egerton Rd Sth 1, Totnes Rd 1, Corkland Rd 2, Dawlish Rd 1, Grange Rd 1, Glencross Ave 1, Wilbraham Rd 1, not yet living in Chorlton 1.

32 people ticked a box to indicate that they wished to become further involved.

After an initial introduction, the session then comprised three interactive sessions referred to as Agree/Disagree, Diamond 9 and Opinion Carousel.

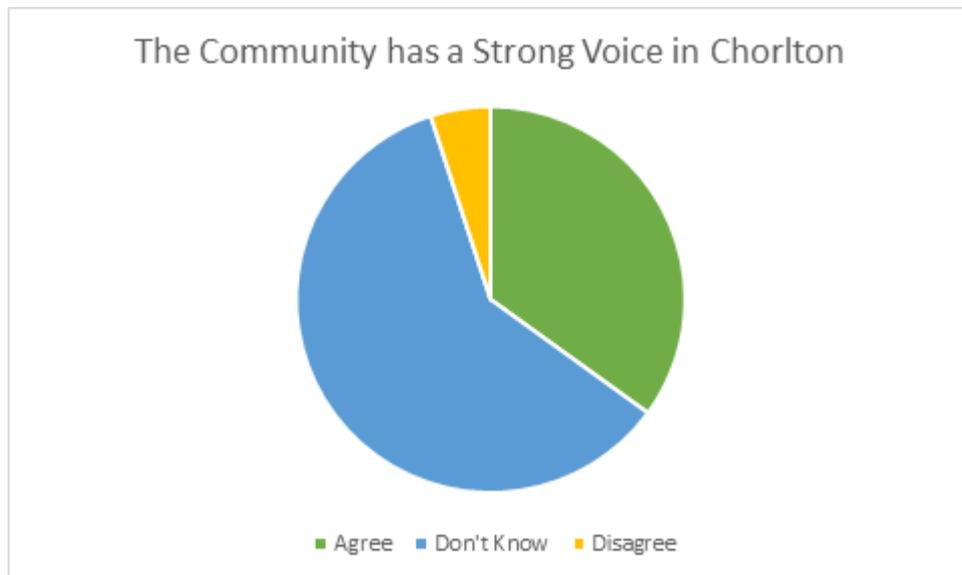
5. The findings

The findings represent a snapshot of people's views on the night. They are not intended to be representative of the views of people in Chorlton but give an insight from a number of people, able to attend a midweek-evening meeting and who were interested in the issues. Most of the issues were framed to give general feedback rather than specifically related to Ryebank Fields; although a number of people understandably chose to make a clear link to the proposed development.

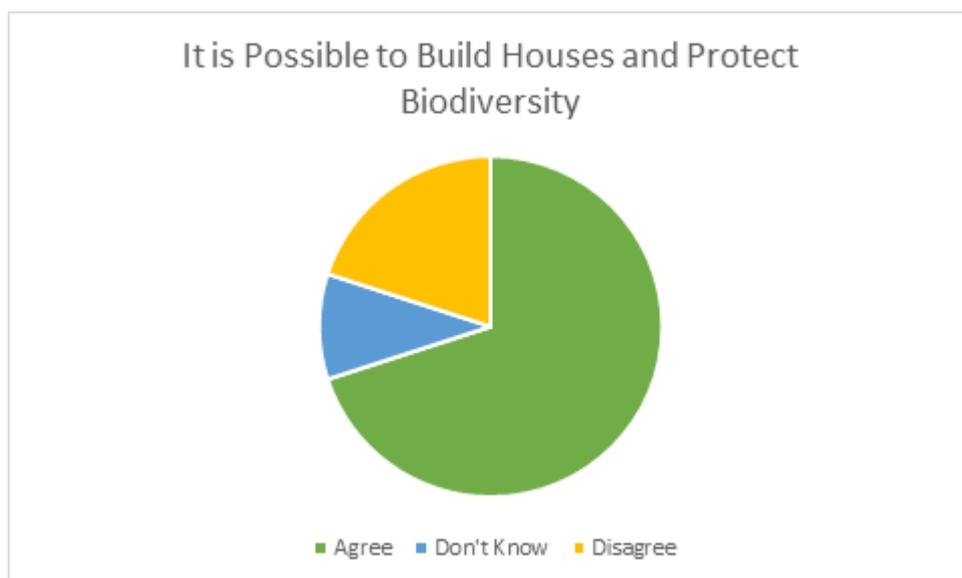
5.1 Agree/Disagree

People placed themselves along a wall according to how far they agreed of disagreed with various statement. A sample of people were asked to expand on why they chose their position.

The spread of views and the sample comments relevant to each question are recorded as follows:



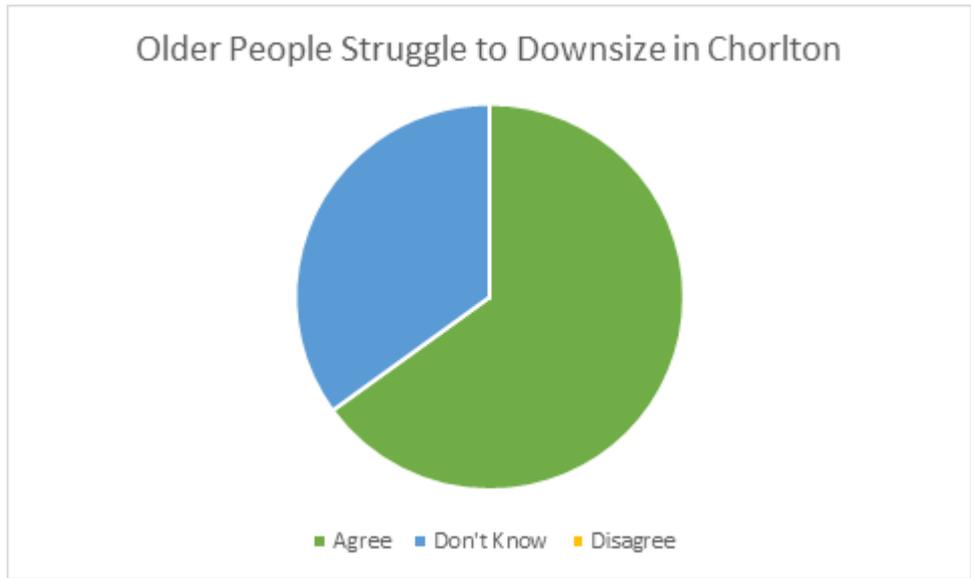
“There was a strong response to the consultation in 2017, but not sure if we are listened to”



“Possible but unlikely”

“Need to spend a lot of money on features such as green roofs to make it possible”

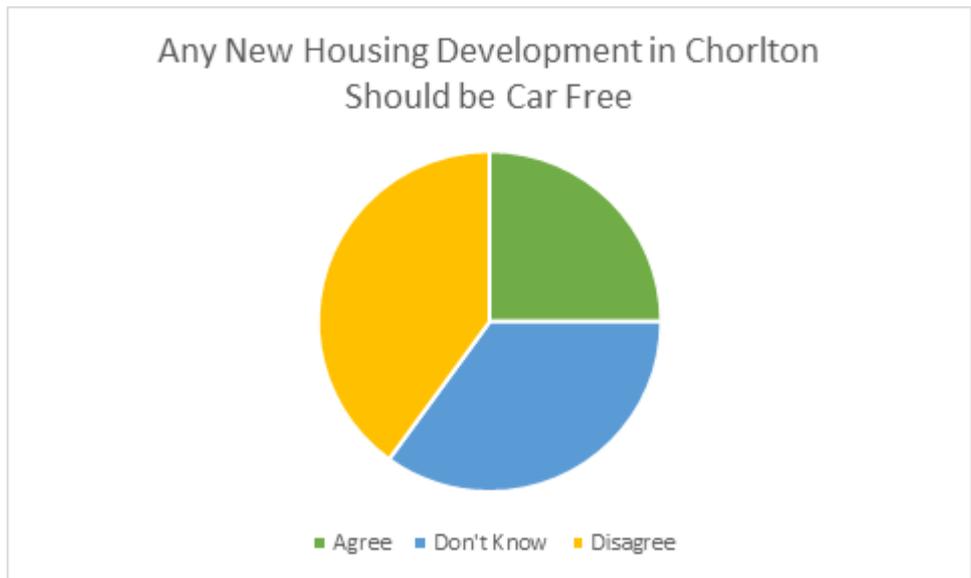
“If green space is being lost then biodiversity can't be protected”



“There are some flats but predominantly young people live there so older people may not want to live there”

“Most smaller houses in Chorlton are terraces with steep stairs so generally not suitable”

“Shouldn't have to downsize, but have homes for life, with different ways of using space”



“Car share/club could replace owning cars”

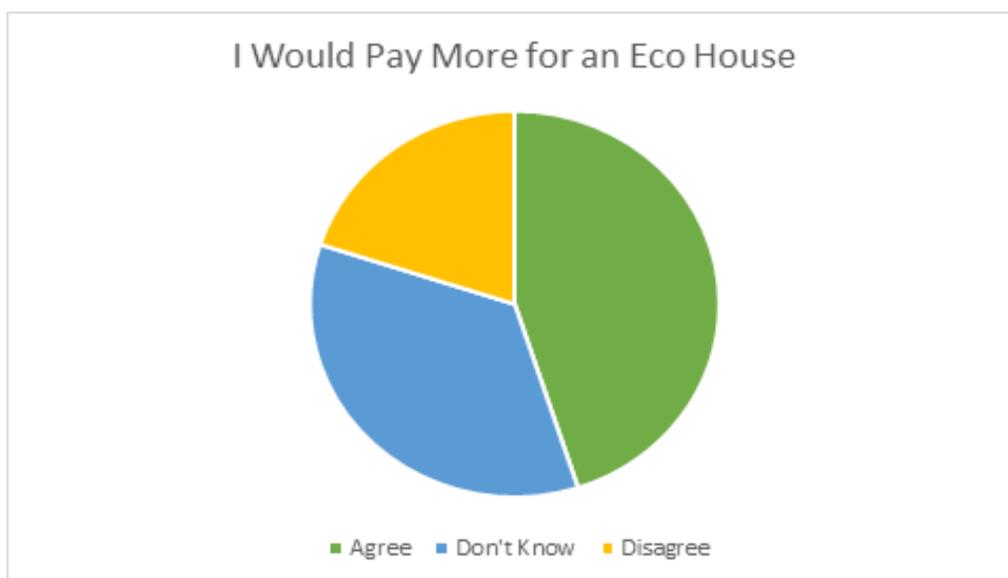
“Depend on how define car free -could define who can take cars on – e.g. people working on the houses etc at certain times, own cars at certain times”

"Need radically fewer cars but some need"

"Reduce need by integrated public transport to encourage to lose/not use cars"

"Disabled person needs her car"

"For some their vehicle is their workplace so need to take it home"



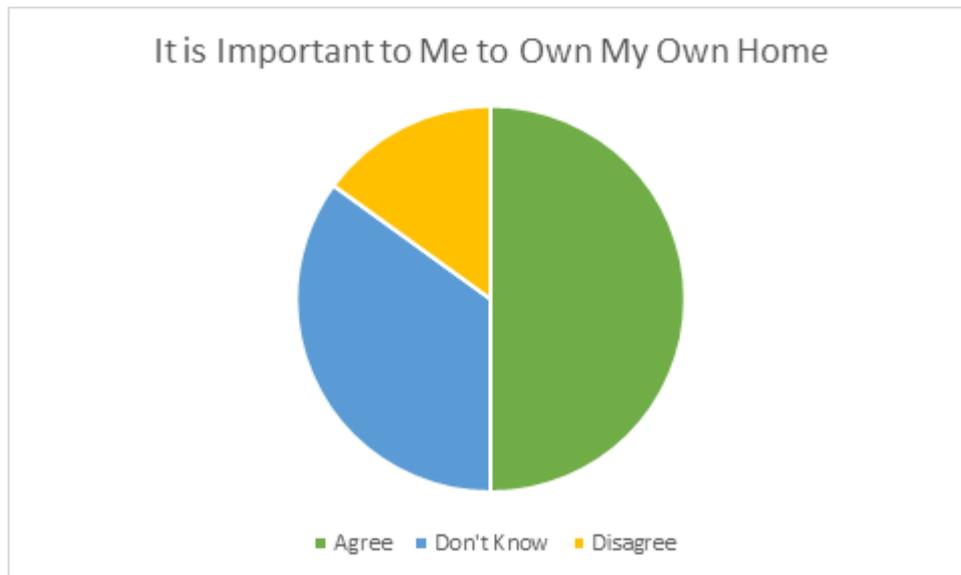
"Not enough builders with the necessary skills so there is a need to train new ones. New build does not get VAT but retrofit does. Need to change law to remove VAT from retrofit"

"Depends on income, ideally if could afford it"

"If running costs are lower, then yes"

"Don't see why we should pay more for it"

"Like the idea but there are none in Chorlton"



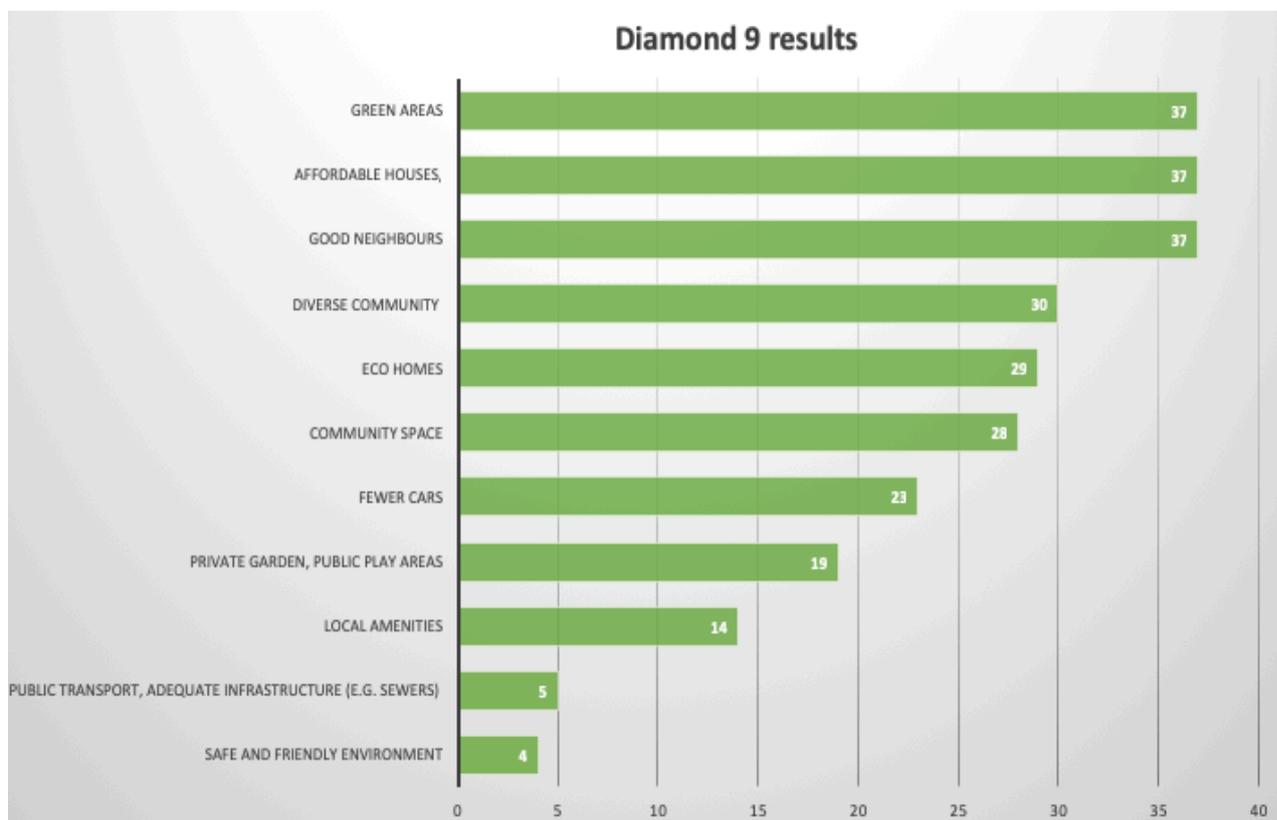
"I have lived in Chorlton 40 plus years. It has gone from a lot of student and other private rented, where landlords didn't do much, to more owner occupiers and is now better standard"

"Some good examples in Switzerland and Germany of having a rental home for life that are better than short term renting. So have a stake and know they can stay"

"In this country owner occupiers have been treated preferentially, need to move away from that"

5.2. Diamond 9

The aim of this exercise was to discuss in small groups a number of things that could be important in living in any residential area, and to rank these in order of people's priorities. A key aim of the exercise was to stimulate discussion. People could add other subjects if they wished. Factors were scored from 1-5, with those ranking highest scoring 5 and those ranked lowest scoring 1. The pooled results from the 10 groups are shown below:



"Green areas" was the only item that was ranked by all 10 groups. One group did not rank the other 8 items

Local amenities (14), public transport, adequate infrastructure (e.g. sewers (5), safe and friendly environment (4) were suggested by participants. The other categories were predetermined for the exercise.

5.3. Opinion Carousel

In this exercise people were asked to respond to a number of questions on flip chart paper and after a few minutes pass it on to the neighbouring table who would continue to add to list. The results in the order in which they were written down are as follows:

How can housing developments be more sustainable?

Eco build
Passivhaus
Modular build
Solar panels
Green roofs
Ground source heat and heat exchange
Preserve existing trees
High insulation standards
Good public transport
Maximise retention of biodiversity
Space for growing food
An established community
Zero carbon materials
Local employment opportunities
Only build where separation of vehicles and housing is possible
Tree planting
Remove VAT for retro fit
Neighbourhoods for life
Responding to community needs
Welcome architectural innovation
Community input into developments
Eradicate 'right to buy'
Improve training across the building sector
Design out the car
Link with cycle routes and local facilities
Replenishable local materials
District power generation

How can school time traffic on Longford Rd be reduced?

- Don't build on Ryebank Fields
- Congestion charge for non- residents
- Walking buses
- No parking zone
- Parking enforcement
- Improve access to school through Ryebank Fields
- One-way peak time system
- Walk and stride
- Walking bus from Longford Park
- Safer cycling
- Flexible work hours to enable walking to school
- No drop off zone
- Educate parents

What kind of natural areas would you like to see added or enhanced on Ryebank Fields?

- Leave it alone
- Tree tunnel
- Nico Ditch protected
- City Orchard
- Pond, Marsh and fish
- Wild flower meadows
- Community allotment
- Links to Longford Park
- Establish a forest school
- Communal growing
- Tree screen along Longford Rd
- Diverse hedging
- Bird hide and bat boxes
- Outdoor seating
- Bird feeders and habitats
- More trees
- Beehives
- Improve soil

Part of a wildlife corridor

What makes a well-connected community?

Conversation and communication

Public transport

People working locally

Local leadership

Vibrant arts scene

Diversity of people

Green connections, walkways, cycleways

Campaigns to protect community assets

Local independent businesses

Committed people

Library

Bookshop

Community buildings

Families and friendship

Cinema

Social media

Interlinked Streets

Cafes and pubs

Community groups

Good street lighting

Community safety

Walking distance to all you need

Pedestrian connectivity creating chances to meet

Safe cycle paths

Communal gardens and space

What are the most pressing housing needs in Chorlton?

Security of tenure

Affordability

A stake in the community

Houses for first time buyers

Houses for young people

More local shops

Community services and resources

Affordable family housing
Car free developments
Downsizers
Disabled access/ assisted living
Smaller households
Social housing
Extra care or dementia facility
Attractive options for downsizing
Good design to look at
Lack of land
Entry level housing
Cohousing
Variety of sizes
Bungalows
More smaller houses
More larger houses for growing families
More mixing between affluent and less affluent

6. Next steps

The Community Led Housing Group will:

- reference the exercise and information when seeking to influence the impending Development Framework for Ryebank Fields.
- publish the findings on its website www.chorltoncommunityledhousing
- communicate further with people who indicated that they wish to be further involved with the group.
- Discuss and plan further participatory exercises more specifically about Ryebank Fields