

CHORLTON LABOUR PARTY

For the many, not the few



Cllr Matt
Strong



Cllr Eve
Holt



Cllr John
Hacking

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UPDATE ON RYEBANK FIELDS

Dear Resident,

We are writing to you as a resident who could be directly impacted by any development on Ryebank Fields and/or as a resident who has raised a concern about any potential development.

As you will probably be aware proposals were put forward in Dec 2017 by MMU for the development of Ryebank Fields.

The results of the consultation in Dec 2017 were brought to a meeting of the City Council Executive on the 25th July 2018.

It was clear from the consultation that a significant proportion of residents did not support the scheme as proposed.

As local councillors we also believed that the scheme being proposed was unacceptable.

Before we outline the current situation as far as we see it let us be clear that that if any development does not meet the tests we detail below, then we, as local councillors, will oppose any future planning application.

Following the consultation in Dec 2017, in effect MMU were requested to go away, think again and produce a Development Framework which delivered a better scheme with better outcome.

Since the meeting in July 2018 MMU have been working on a Development Framework for the site which in simple terms sets out the design and use principles for the site.

The Development Framework is a document being produced by MMU which has to be approved by Manchester City Council and forms the basis of the requirement for any future planning application to be assessed against.

As local councillors have had an input into the content of the development Framework but at this stage the document remains an MMU document.

It is expected that the Development Framework will be approved and published by Manchester City Council in early June 2019.

As local councillors we have been keen to insist that several issues raised with us by local residents, traders and community groups, are included in the final Development Framework.

These issues include:

- protection for the Nico Ditch and the mature trees
- a commitment to protecting diversity on the site
- a wide range of type and tenure of housing, including affordable housing.

In addition we have made clear, once again, that the Development Framework must address the current traffic issues surrounding the site.

We have also continued to press for a participatory process involving the local community in the process leading up to any planning application.

We have also continued to support the aspiration of local people expressed through the Chorlton Community Led Housing Group for innovative and imaginative ownership and design proposals to be integral to the whole of any potential development.

Once the Development Framework is approved and published by MCC we want to work with local residents, community groups and traders to use it to shape any local response to a future planning application.

The Development Framework, once published, is not open to change but the principles and assumptions in it are the framework which local residents, community groups and traders can use to ensure that any development on Ryebank Fields meets the needs of Chorlton and ensures any development has local benefit.

As local councillors we have been consistent in our view that MMU are serious in their intent to develop the site and that as far as can be ascertained there are no current legal grounds to prevent them.

Our consistent view since the proposed development was first announced in December 2017 has been to ensure that any development on Ryebank Fields is as beneficial to Chorlton and its wider community as we can make it.

As we have previously said, as local councillors, we have also been clear however that if any development does not meet this “test” and in particular does not ensure protection of the environment, (including the Nico Ditch), promotes a zero carbon outcome, produces an innovative and mixed tenure of housing (including contributing to the need for affordable housing.), and, critically, addresses the issue of traffic around the site, then we will oppose any future planning application.

We hope you have found this update useful.

There is a fuller version of this update with extensive background information available at www.chorltonlabourvoice.com or we can email you a copy if you contact one of us on the contact details below.

Regards,

John, Eve and Matt

Chorlton Ward Labour Councillors

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