

Dear Chorlton Community Land Trust

CCLT Objections to Planning Application Reference: 142652/FO/2025

Thank you for submitting 'objections' to the proposed scheme for redevelopment of the Chorlton Precinct site. We agree the current plans are not acceptable as they would completely destroy the character of central Chorlton by introducing ugly, bland and out of scale tower blocks into what is currently a late Victorian and early Edwardian era residential area.

Ryebank Fields – Planning Applications References: 14223/FO/2025 (MCC) and 115688 (TMBC)

We would be grateful if you can share with us any recent comments CCLT have made on the MMU/Step Places/Southway Housing planning applications for Ryebank Fields. We have submitted a community-led alternative planning application to Manchester City Council, which if approved will retain Ryebank Fields as a community woodland and meadow. Details for some of the objections to development include:

- The site is classed as Greenfield and Manchester City Council have a published policy of prioritising Brownfield sites for housing developments.
- There have been over 1000 representations made to Manchester City Council regarding planning application reference: 142223/FO/2025 and over 700 made to Trafford Metropolitan Borough Council regarding planning application reference: 115688
- The site was previously used for industrial activity (Jackson's Brickworks) and for some years was an unregistered tip. Consequently, there are considerable sub-surface pollutants and hazardous materials. The current planning applications do not address the remediation steps required in order to render the site suitable for construction of residential properties. The scale and costs associated with remediation of the site would make development financially unviable. Remediation of the site would involve removal and transportation off-site of huge quantities of unearthed contaminated soil, through narrow and densely populated roads. This would pose unacceptable health risks for the communities of Chorlton and Stretford.
- A proposal to designate Ryebank Fields as a Local Green Space was submitted in April 2020, during Manchester City Council's initial Local Plan consultation period, and in accordance with the National Planning Policy Framework. Manchester City Council's own planning officers have confirmed Ryebank Fields meets all the criteria for Local Green Space designation.
- The area of South Manchester which includes Ryebank Fields is the only area of the city where current provision of green space is below the minimum standard, with the shortfall equating to 45.17 hectares. Maintaining Ryebank Fields as an open green space will help to alleviate the biodiversity crisis, will improve access to nature and will perfectly accord with the Greater Manchester Combined Authority Local Nature Recovery Strategy.
- This marks the third occasion in thirty years that Manchester Metropolitan University has attempted to sell public land that was gifted to them. Their

behaviour indicates a preference for profit over environmental and ecological concerns; this contradicts their assertion of being a green and sustainable organisation.

We have noticed a significant increase in the level of opposition from the local and wider communities to the scheme proposed by MMU/Step Places/Southway Housing. This opposition will only increase in light of the recently exposed positions of the Environment Agency and the Greater Manchester Ecology Unit. Both organisations have raised multiple and fundamental objections and concerns about the scheme. Copies of their correspondences are attached

We hope that CCLT will reconsider their position on this issue and join the campaign to save Ryebank Fields. This position would accord with the views of the majority of Chorlton and Stretford residents who wish to see Ryebank Fields retained as a rewilded local green space.

Yours sincerely

Ryebank Fields Community Group

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We are a National Council Voluntary Organisation member