

## Precinct Comments

- As a (very!) local resident my primary concerns are the impact - noise, access., traffic during the development construction - That the development has realistic amounts of parking (not run by a private parking company) - to minimise the effect of 100+ extra residents in centre of Chorlton + increased number of shoppers. - It is essential to my support that a plan is made to guarantee that the local businesses in the precinct - especially Frosts, Elliots + the Art Market are to survive the process and continue to operate in a site they are happy with.

Chorlton is already a very busy town and having housing in the centre will cause unnecessary congestion & carparking issues, alongside increased pressures on schools and doctors surgeries. - - It's very important that the current tenants in the precinct are able to remain at sensible business rates and aren't replaced by chains.

There will be a huge loss of car parking. There is little car parking in Chorlton aside from precinct car park. This level of car parking should be retained in any development plans. - We don't need more flats and certainly don't need housing in the centre. I think starter homes, affordable and family homes should be prioritised off Ryebank Road. I am in favour of outward facing shops/mixed use onto Manchester Road as well as the pedestrianised inner precinct that can double for market space but car park provision is very important. I can't lug bags of stuff to the charity shops by hand, there are no other spaces to park for school drop off/collection and the car park is always nearly full which shows just how much provision is required.

We don't need more housing. Chorlton is already very crowded. We do need to keep the independent shops and create a quality environment. Frosts is key. We need the precinct to look like the Edwardian and Victorian houses to blend in.

We need more social housing. My other concern is the traffic. 300 more cars minimum in Chorlton is not funny. It's ridiculous. The lack of school places. I.e. Chorlton High has twice as many applications as there are places. Doctors and dentists? Yes the precinct is a mess and needs returning. I would wish for the following. - Social housing. - Less than 300 new homes - To consider the fact that everyone who lives here are not wealthy professionals.

The streets around this proposed development are very busy. There is very little parking. There must be enough parking provision for new residents of this proposed development as well as shoppers. Our streets can't stand accommodate anymore parked vehicles

There is plenty of parking but people won't park there because it is too expensive. There needs to be more short term parking for people who are nipping to one shop on their way somewhere rather than walking / cycling to go around all of the shops. The shops there are good and must stay & not be priced out of new rental agreements. There should be a 2 storey & 3 storey height maximum for any development to be in keeping with the rest of the area. Any taller is too high. There are already plenty of bars & restaurants in other locations. Unless ones in existence want to relocate to the new property & something fill their old property, don't allow any more.

Current demand for carpark may look low due to cost and poor behaviour of carpark contractors discouraging use. Hence parking in the rest of it is very busy and chaotic. Any parking charges should be refundable on purchase from local shops. Restoring the street through the existing carpark is an excellent idea. Please give preference to existing retailers.

Any housing needs to be affordable and sufficient infrastructure (i.e. schools and doctors) put in place before the new housing is built

It is important that existing independent shops don't get priced out of the development. They make Chorlton Chorlton!

Underground parking of a few levels is what's needed here, with two separate direction exits as now exists to avoid traffic congestion. A small park or seating area at ground floor level away from all the noise in a central courtyard would be nice for local meeting, socialising, alternative future community use.

Chorlton has a unique character from its independent shops. Rates need to be kept down to enable these shops to continue. I can see no commitment to that. What about existing retailers? What happens whilst this is being built - will the disruption cause people to get used to going elsewhere? This development seems too focused on housing. The precinct is busy and thriving, compared to other Manchester local high streets. What safeguards are being put in to maintain this?

I have lived in Chorlton for 43 years and have slowly seen it become a gentrified suburb. Only people who are rich can now afford to live here which is robbing Chorlton of what made it great in the first place. There is too much traffic in the area so more housing will increase this making it even more stressful to drive around. Housing developments are not about setting up people in homes it's about MCC being greedy by building non-affordable homes to make money from the council tax. The local and independent businesses are a huge part of Chorlton and mean a lot to people in the area, moving these will cause uproar. I live near to Beech Road and am bemused at the lack of traffic wardens doing anything about the selfish parking of all the day-trippers who come to spend £20 on breakfast. Cars taking up nearly all the pavement, parked on corners and double-yellow lines. Although it would not be fair for local people to have to pay for parking permits this might be the only way to stop visitors to the area parking on residential streets. Chorlton is home to many people, like me, who were born there. It feels like MCC cares only about money and rich people and has no regard for the people who have lived in Chorlton their entire lives and see it as a place they love.

Your question is leading, one option was "A mix of national and independent retailers". Well I want to see many independent retailers, I'm not bothered about National (chain) retailers. But you didn't give that as an option - so your question is leading to give the answer you want.

Chorlton Precinct is long overdue a make over. At present we really look like the poor relations when you look at Altrincham and Urmston!! Really excited about these proposals.
So many people living in shared properties I don't see the need to have even more people in Chorlton.
Traffic through the centre of Chorlton has not been addressed. It remains a major concern. The "new residential street" and about 70 metres of Nicholas Road should also be used to form a link for through vehicles travelling between Stretford and the Trafford end of Barlow Moor Road. This would take a lot of vehicles away from the four banks junction and remove some of the congestion at the main intersection. - Has a more radical project been considered. Is it possible to extend work to part-pedestrianise Wilbraham Road, from the four banks to Whitelaw Road (with limited access to businesses and Brundretts Road)? There would appear to be adequate space for a major alternative route to be created along the "new residential street". - Diverting traffic would create a wide, open space, at the heart of the town and connect 20 shops on the Brundretts Road side of Wilbraham Road with the new development via a car free square. It would encourage outdoor dining in the warmer months and give a proper home to the market.
Uncertainty over the size of the residential block both in terms of looks/scale and the impact it will have on local parking (already this is poor) and the local medical centre. - - Luxury apartments in this part of Chorlton will be out of place and may lead to the area losing its character. Chorlton is a bit down at heel but no one wants to be like Didsbury! - - Very keen to see a focus on independent retailers. Broadly supportive of redeveloping the precinct but only if existing retailers are able to stay on without significant hikes in rent. - - Chorlton does not need more bars/restaurants. Chorlton has a good balance between day/night economies. Luxury apartments with more bars/restaurants (which are likely to be national/chain) will affect this and the character of the area.
Implementation is critical to retain key existing retail uses together with some enhanced public and environmental works to the other surrounding areas of the Chorlton Cross retail and leisure area to avoid the new development simply causing a competitive loss and downgrading of the rest of the area.
If we are increasing housing, provisions also need to be made for the strained public services like schools, doctors, dentists etc. How will they cope when they are at breaking point already?
It is imperative that the many high quality independent businesses in and around Chorlton precinct are retained and given first choice on new shops proposed. We definitely do not want an 'identikit' shopping centre full of chain stores. Chorlton's unique and vibrant shopping offering must continue, and existing shop owners must be given the support they need to survive what will be a prolonged period of inevitably reduced footfall.
I generally agree with the site analysis. Very poor frontage to Manchester Road, the shops all look inwards, awful street canopies, wasted space as car parking, public realm outdated, no decent cycle facilities, poor environment around the Square area. A big problem that should be added is the area is dead in the evening, roller shuttered up and closed off. - Agree to proposals for a traditional street on the west side and for flats above shops facing Manchester Road. More information needed on proposed materials - would like to see red brick cladding and stone finishes. Massing onto Manchester is OK if upper floors are set back. No higher though. If Graeme House is retained it needs a facelift or if not new offices built. The complex needs to include a TfGM Cycle Hub. Maybe the remaining parking could be double storey so half public and half contract.
The traffic problems in the area are already bad at the moment so proposing three building sites around the Chorlton area with all the large wagons and builders vehicles are absolutely ridiculous.
Accepting the site could be more attractive, it provides the community of Chorlton (and beyond) with access to a number of high quality independent retailers whose presence is to be celebrated and must not be compromised by any subsequent new development and rate/rental rise. Emphasis on importing the "big money" national firms to the area is not necessary and decidedly unwelcome in my view.
1. Housing. The proposals are not clear on the likely occupants of the housing - properties for sale or rent with no restrictions will accelerate the pressure on low income people to leave Chorlton. This development has the potential to tip Chorlton further into a high income area with no space for the poor, the old, young people on insecure incomes etc. Or this development could be a mix of sheltered housing, social housing, affordable housing, controlled rents etc which would help consolidate Chorlton as a vibrant, mixed, innovative district - let's think clever - don't go for the waitrose and yuppie flats solution - so last century - try a design and an overall concept that is for all of Chorlton not just the new comers and rich. - 2. Shops. It's important to keep independent shops, greengrocers, newsagents, butchers, bakers - and the current layout with the narrow street feel (with shops on both sides) generates a feeling of scale and neighbourliness that is unlikely to exist in the proposed row of shopfronts on the main road. The pedestrianised street in the current precinct is special - I agree it could be much improved - but the basic concept is something to be expanded upon not discarded. How's about recreating this narrow street feel with flats above? - 3. Construction. The methods of building, the materials used, the sustainability - this is very important. The carbon footprint of the development now and into the future must be assessed and the info of the impact shared as part of the consultation process. - 4. Learning and Skills. A development of this size in the centre of our community will impact on many people throughout the planning and construction process. It's an opportunity to involve local school children in understanding and learning about all aspects of construction and urban planning or just writing about it or making some art about it. In fact there is a role for local residents of all ages to be involved - some locally created art/sculpture could be incorporated, levels of communication between developer, council and community can be led by local media savvy people, a percentage of local labour perhaps? - 5. Living Wage. The development must be a Living Wage project (like the London Olympics it is possible to require the construction and supply chain to guarantee to pay no less than the Foundation Living Wage to all workers involved - currently £8.45 per hour). - 6.

Overall Impact - this development will define the direction Chorlton takes as a neighbourhood for a generation. Think Clever Think Chorlton - round here we do things different!

Some office accommodation would be essential as the staff who work in Greame House are regular customers to the local cafes and crucial for lunch time trade,

Any new housing in the area must be matched by an increase in the provision of local services such as schools and health services. It is also inappropriate to increase traffic flow and therefore pollution in such close proximity to a primary school. - - The precinct already serves a wide cross-section of the local population and this will be lost by the redevelopment. The mixed use plans are clearly not well thought through and little detail is provided on the clear potential impact on current local residents and service users.

As with the other proposed developments being consulted on, this and the other documents put a positive spin on the close proximity of services such as schools and health, along with the road infrastructure. They omit to say Schools are full, Doctors surgeries are stretched to the limit, and the roads are clogged and congested at peak times, whilst drivers speed at others creating dangerous rat runs all over. Society today cannot do without vehicles, and the internet era means delivery vehicles for food and goods Flood the area, often disregarding speed limits in order to meet their deadlines. - I do agree with the redevelopment of the precinct but am far from convinced that Chorlton can cope with the additionality of all the proposed homes. - The provision of Schools, Health/Doctor surgeries, generous parking plots, traffic management linked to volume and speed reduction, must not just be discussed with 'potential' opportunities, but realistic/achievable/funded, preparation made prior to plans being put before the planning committee. - Chorlton does not necessarily need more housing, it is that for development to take place, finance is required, housing creates that finance. - Therefore it follows that developers need housing, not necessarily Chorlton! - Please don't confuse what is happening here. - The current population of Chorlton will pay the price for, Greater Manchester Pension fund developing their own property whilst creating significant burden on services and failing infrastructure. Manchester Metropolitan University redeveloped sites elsewhere in Manchester. - I am far from convinced that the impact on residents will be properly considered, just because the outline plans fit into Council Strategies and working relationships with business stakeholders.

free and ample parking is essential for maintaining the vibrancy of the center of Chorlton. My main concern is that there will not be sufficient parking

Affordable Housing is Key

It's important to have local independent shops. There are enough national retailers. Local and independent retailers make the area distinctive. No new Travis or mega national supermarket chains.

I do not support the redevelopment of this site which is totally unnecessary. This consultation is a sham. The questions allow for little or no disagreement with the fundamentals of this proposal. Also you have 'rent-to-buy' development masquerading as social-housing - they are not the same and it is a deception to pretend they are. In essence there is no rented social housing element to these proposals which hand community assets over for exploitation.

I can't get back to Qu.8 but it should say that I think mixed use of the site is important, not that I'm unsure. - - The car congestion and air pollution in the centre of Chorlton is terrible. If you could pedestrianise more of the area and site any car parks further away I think this would be a good idea. Could bus routes be altered to stop huge pollution as double deckers turn or pass by the four banks crossroads? - We definitely don't need any more supermarkets or cafe bars or restaurants. Useful smaller shops like shoe shops or DIY or art supplies or toy shops have all closed down but local residents would like to see them back. Then we wouldn't need to travel into the town centre, further reducing air pollution.

I feel very strongly that consideration must be given to maintaining and enhancing the existing character of Chorlton. I like the mixed character of Chorlton - it's not typical suburbia, it's not exclusively middle class, it has young, energetic, "alternative", independent feel. Everything possible should be done to retain enhance this. In particular make sure that any redevelopment includes affordable properties, both to rent and to buy and that a significant proportion of retail space is reserved for independent local business.

<p>There should be careful selection of the new retailers - in addition to retaining current retailers. - - THERE SHOULD BE NO MORE FAST FOOD OUTLETS. WILBRAHAM ROAD HAS MORE THAN ENOUGH - ADDING TO TRAFFIC CONGESTION THROUGH ILLEGAL PARKING. - - Please provide sufficient rubbish bins to help keep the development attractive.</p>
<p>Retaining current businesses, a more pleasant environment, safe streets, environmentally thoughtful, and not threatening current independent food shops with poorly thought out large supermarkets</p>
<p>For me, the proposed plans look interesting but it is the details of the design that matter. The finishes on the houses and flats is key. New 'town house' style properties could look dreadful or great ... depends on the design and materials used for the finish. Same with the rest of it. I really think there should be public consultation on the aesthetic not just the broad plan. Also a new supermarket would be good but not if it is same size as existing small supermarkets or selling the same limited range as the co-op or Morrison's. We need more shops ... not more bars and restaurants ... unless they are really good restaurants, but we have plenty of just about above average ones already.</p>
<p>Retaining existing businesses (e.g. Frost's Butchers) is of utmost important. Open landscaping and design of precinct is also vital. Provisions must be made to maintain landscaped areas (withering trees and dead hanging baskets will just make any redevelopment look terrible after a few years).</p>
<p>Don't over develop it.</p>
<p>At the moment the parking charges at the precinct car park are acting against the interests of the independent retailers. Parking should be free. An underground car park would seem to be the only way to provide sufficient parking for both housing and retail. The current proposals are inadequate - The only way on which independent retailers are going to want to stay or be encouraged to move to Chorlton is if rates and rents are reasonably priced. - The retailers we have at the moment such as Frosts, Out of the Blue, The Arts and Crafts shop, need to be encouraged to remain loyal to Chorlton with alternative premises at a reasonable rent while the precinct is out of action. - The environmental impact of the plans is essential to ensure that the new precinct is attractive. - The unique nature of Chorlton MUST be preserved in all this. -</p>
<p>As with all Chorlton developments, consideration must be given to the existing infrastructure, particularly: - - - Proximity to primary school and the high levels of traffic already in this area (on very narrow streets that barely cope with current levels of traffic). It is only a matter of time before a serious accident occurs with a child. RTAs on Nicolas Road are horribly common, simply as there are too many cars trying to get up and down the street at the same time - it's chaos during term-time. Adding more traffic, homes and 'bodies' here.... well, without some serious management (and maybe some extra roads!!), those accidents will become more common and more dangerous. - - - Impact on surrounding residential streets of reducing parking; i.e. will increase both traffic and parking issues on streets such as Longford, Oswald etc. that are already very, very bad! We saw this when the Precinct car park went from being free to being paid-for - it pushed traffic and parked cars onto residential streets, with predictably bad results. - - - Access into and out of site: on two sides, two extremely busy arterial roads, where congestion is very bad. On the third side onto a narrow residential street where access for cars is again very bad (due to narrowness of road, people parking on street). Given that you can't change access into/out of the site, how do you propose to manage the increased traffic? I suggest you take a drive around this area during rush hour and again at school pick up/drop off time to see for yourself. - - - If introducing more housing then the council must increase provision for healthcare; the nearest GP on Nicolas Road this year took on the Oswald Road practice (as that closed down) and waiting times for a non-urgent appointment are already at 2 weeks. We will need more GPs. - - - Education: there is capacity at Oswald Road Primary but not at Chorlton High, which may narrow the catchment area for this school yet further (it is currently just 1.2 miles), forcing young people to travel long distances to school and/or to sub-standard schools. - - - Dentists: there are no local practices taking on NHS patients at the moment, so again this is an issue of you intend to increase the local population. - - - Impact on local businesses: Chorlton centre has not been immune from the recession, with many local shops closing down. However, many have managed to 'hang on', largely because of the number of unique and independent stores. Closing those down in the Precinct to make way for this development and/or the introduction of yet another supermarket could see Chorlton lose the independent shops for which it is known. This will 'kill' the centre, making Chorlton a less attractive place to be. The survey conducted last time development for the Precinct was mooted showed that the local community was keen to retain and support - and support is important - its local independent shops. 'Support' means not bringing in another big supermarket. - - - There are three local supermarkets within a 5 minutes walk - Morrisons, the Co-Op and Tesco. There are bigger ones a short drive away. Not sure what bringing one into Chorlton centre will add? What's the point? - - - Chorlton does lack affordable housing. However, I'm not sure how you can force a developer to create affordable housing (without them agreeing to a miserly few houses just so that they can tick a box). What we don't need are more overpriced, unattractive flats, 2-beds and even 3-beds, with little or no parking and absolutely no consideration given to quality of life - as in, the boring things like education, healthcare and the ability to drive more than five feet without either getting stuck in traffic or pranged by someone else's car. - - As ever, the local community is worried that profit will be put before community. That concerns around infrastructure will be disregarded - putting yet more pressure on an area that is already stretched beyond capacity. RTAs are common. GP appointments are like gold dust. Can you really develop the site with the best interests of the community at heart? It would be AMAZING if you could, but the council can only do so much, and the developer really won't give two hoots...</p>
<p>The key thing is not to allow supermarkets and chain coffee shops/restaurants to destroy the unique nature of Chorlton. We would want to preserve the independent shops, fish shop, butchers, vegetable shops etc so rents should not be too high. Affordable office spaces would increase people using the shops/cafe etc.</p>

Traffic free, pedestrianised area should be a priority. - - Free parking is critical as any charge will just send people elsewhere so will cause the centre to fail as is currently the case.
The Car Parking Company that runs the current car park and their spurious fines have had a negative impact on local businesses and parking congestion on surrounding streets for years. The new car park should be free. The positive effect on local business will be immediately apparent. - - There is no services/infrastructure capacity for additional homes in Chorlton. It is already a struggle to get children into the oversubscribed local schools, it takes 2 to 3 weeks to get an appointment at the only remaining doctors surgery and I've been on the dentist waiting list for 8 years now. The infrastructure just isn't there to cope with more residents at the moment.
Would Like to see recycled bricks used & no cladding. Building that look like cheap 'Wimpy' Houses are a Big no no with me. I would like new builds to be very in keeping with the area
The character of Chorlton is defined by its village atmosphere and feel of community cohesion. This is largely created by the lack of chains and prevalence of independent businesses. The character of these businesses are improved by the buildings they inhabit. The 1900's properties of the main street and the 1970's precinct perfectly accommodate the modest requirements of these businesses and the community they service. To remove the precinct and replace it with a series of modern brick boxes containing soulless units will seriously damage the heart of the community. Chorlton is defined by its humble, verging on shabby look, there is no need from the community for a modern "flashy" development. If it were to go ahead, the nature of the community would be irreparably damaged. Furthermore, the proposed addition of high-density affordable housing (which will undoubtedly be snapped up by private landlords) risks overloading an already densely packed population. The current overflow makes parking in the surrounding area nearly impossible. Residential streets are used by visitors or residents from other areas pushed out by inadequate parking facilities. Additional and free-to-use parking is an absolute must for any proposal.
The redevelopment should be age friendly, including access to toilets somewhere, design out spots for begging or rough sleeping, and design in both cycling and pedestrian priority over cars. Shops that cater both for the more wealthy and poorer residents of chorlton need to be facilitated as it is a mixed area. We do not need more bars, or chain coffee shops like costa, or supermarkets. The design looks too high and like it closes in rather than opens out the space.
The analysis in the consultation document is flawed as follows - (1) it is not clear at all that the lack of retail provision on Manchester Road is a defect or deficiency; living very close to the area in question I rather like the absence of 'in your face' shopfronts and 'retail offerings'. There are still empty retail units in Chorlton, even though the vacancy rate looks to be lower than in many retail areas - new units (no doubt at higher rents) would likely stand empty for several years, possibly permanently, and contribute directly to deterioration, not improvement. - (2) 'lack of pedestrian permeability' is gobbledegook. There is perfectly adequate pedestrian access to the existing precinct, and the proposals appear to lose this element. A string of (probably un-let) retail units is not permeable to pedestrians in any meaningful sense, and any other pedestrian access provided is neither better nor worse than the current perfectly adequate provision.
Some free parking should be available for at least a limited period (one hour?) for visitors in cars. There are already sufficient cafes and bars in the town centre. There are already three excellent supermarkets in the centre.: another would only affect their viability. The external appearance on the current precinct could not be uglier. Try to avoid creating tunnels and other areas where litter collects and undesirables gather. The presence of multi-national companies would only have a negative impact, detracting from the varied nature of the centre's unique retail offer.
The questions were badly designed. For example, question 1 is a 'triple' question with potentially different answers, similarly question 6a and 6b, and 7d. This means that your analysis will be based on poor data - rubbish in, rubbish out! I can help you to revise the questionnaire - please contact me.
Chorlton could benefit from green, off-road spaces, away from the noise of Wilbraham Road. Also, more short-term, free parking is needed to enable a better shopping experience. The current car park behind the precinct is vastly under-utilised, probably because it's too expensive.
I am a resident on Brundretts road and am very concerned about the parking provisions for the redevelopment of the precinct. On a daily basis I struggle to park outside my home due to workers and commuters parking on the road in order to avoid paying for parking in the local area. In addition, some households have in excess of three vehicles per home which is most unfair. I believe the area should have resident permits to alleviate this escalating issue. I have small children and am at my wits end parking several streets away from my home. The redevelopment of the precinct will only exasperate this worsening problem. Where are all the cars going to go? Where will the residents of the new homes park? On Brundretts road I fear. I would be grateful if someone could contact me to discuss further.
I think the concept is sound but I think it's important that existing shops are retained in the new centre or in the local area. - It is vital that there is sufficient car parking which is free for the first hour and then there is a reasonable level of charging for longer stays. The current management and charging for car parking discourages people to shop in Chorlton. - It would be good to see a proportion of the apartments being offered as affordable housing. - I am still uncomfortable with the consultation for the Ryebank development seeming to be somehow linked with the consultations for the shopping centre and former Chorlton Baths.
I am not concerned about increasing the residential or office spaces. - I like the idea of shops facing outwards and making Chorlton more attractive. - I like that parking is included. I think it should be free to park for half an hour. - The plans look good from what i have seen so far.

There are two main points I would like to raise. I would like the developers to reconsider having a new car park as the centre piece of the proposal. There is an opportunity to create a new centre piece that could provide multiple social and environmental benefits. What is presented is a car park and a few trees. Chorlton could benefit from a new area which could be used as a centre for our community with performance area, gardens, water features etc do we really need so many car park spaces? Secondly looking at the Design principles then there is a lack of consideration given to the management of surface water. There is a great opportunity to include many green and blue infrastructure elements into the design to minimise any surface water run off. Perhaps a specialist sustainable drainage consultant needs to be brought in.

I support sensitive appropriate redevelopment of the precinct site. The outstandingly important points are - - 1. The retail units must be firstly (and long term) for all existing retailers and then for small local retailers - not national retailers as this would destroy the attractive and therefore economically successful retail offer in Chorlton. We need to devise attractive packages to support start-ups (eg the North Laine area of Brighton where the Body Shop opened its first tiny shop decades ago). What's more, generally speaking the products from national retailers are usually bought on line therefore outlets are not needed locally. - 2. The housing needs to be affordable so that it contributes to the diverse community which has typified Chorlton and which is being threatened by housing prices. - 3. The housing and indeed the overall development needs to be planned with the emphasis on use of public transport (the precinct proposals highlight how accessible this is) and cycle use (which would fit in with the agreed Chorlton-city centre cycleway).

The proposed mixed use development looks very good but has a very strong "residential" slant. Whereas I believe reasonably priced apartments or homes are needed in Chorlton the likelihood is that landlords will purchase the properties and they'll just join rental stock unless soled through a specific scheme. I would also like to see a much stronger emphasis placed on business which in turn drives employment and which is the lifeblood of any local economy, if we want to preserve Chorlton as a strong local independent economy that is capable of functioning and generating wealth within its own right and not just as a satellite of the City Centre. I find the current plans lacking in how to promote entrepreneurial diversity for the future; just the usual houses and retail outlet slant as if economic prosperity and growth for Chorlton isn't a desired outcome. For example I'd like to see a shared space incubator for small businesses and startups included. I'd also like to see a shared trading/ market space inspired by the Chorlton Arts Market that could provide lower cost retail space to businesses. Without workers in the centre of Chorlton it will rapidly become a large housing estate with retail outlets to serve the commuting population and with the closure of existing office space we are losing but not providing any means to replace. By definition mixed use should surely be "housing, retail and commerce" and currently there is no inclusion for business use in current plans. I would ask the Council to reconsider this when looking at the goals of the development of Chorlton Precinct.

i said I was unsure in response to the last question. This is because i do not like the way that the propsoed new houses and retail buldings are placed around a new proposed car park area. I do not understand how cars will go in and out of the car park nor the effect this will have on air pollution and human health. Does Chorlton really need such a car park, does it have to be in the centre of the development?

There are several mentions of cycling provision but this area is currently unsafe and there is nowhere near enough cycle parking so please improve both parking and cycle lanes around the area. I hugely support keeping the independent retailers that are currently in the area; that is the essence of Chorlton, that it isn't just filled with national chains. More trees and green space are good for wellbeing and helping to minimise air pollution. The fewer cars in the area the better.

Whilst I support in principle this redevelopment a few things concern me. - - The ambiguous statement on quantity of car parking spaces. Whilst I support encouraging alternative methods of transport anything less than the existing 200 parking places is just going to drive parking on side streets and illegal parking higher. - - The lack of any mention of affordable housing in this is disappointing, and if the council is just bought off with a lump of money from the developer towards affordable housing that never seems to get built then the council should be ashamed. - - Also a missed opportunity to create a pedestrian area on Wilbraham or Manchester roads seeing as opening the road through the present surface level car park at last. this could have been used to divert traffic away from Four Banks and ease congestion at that junction. -

free parking necessary to encourage shoppers to visit Chorlton, We already have two supermarkets and there would be no need for a third

This is an opportunity to create a statement development. I believe it is essential that it is built to the highest standards in environmental sustainability (BREEAM or PassivHaus and that this is widely publicised. Access by all means other than car should be positively encouraged and car parking kept to minimum. Again this should be publicised.

The development proposals seem to suggest that the council would be comfortable or happy with an eight to nine storey development of high-end flats in the middle of Chorlton alongside Manchester road, with additional residential development to the west of the site alongside the new public access space. I can't see that this is sustainable from a point of view of the amount of traffic and off and on-road parking that this will generate, which the development proposal does not address beyond suggesting that appropriate parking will be made available, and additional cycle parking will be provided. I cannot see that this cycle parking will be extensively used unless the council makes better provision for cycling along the roads leading to the busiest intersection in Chorlton at the four banks, and it is unlikely that the residents of the new buildings will completely forego use and ownership of cars. I suspect that the attractive looking green space in the centre of the development will be used for car parking, and vehicle loading and unloading for the retail units proposed for the ground level of this development. - - Additionally, the retail units proposed are likely to further increase vehicular traffic to the centre of Chorlton and increase congestion due to goods vehicles and visitors. This seems unacceptable to me given that the development proposals do not also include any . undertaking from the council to improve traffic levels and congestion in the general area, which includes a Primary school. - - The multiple choice survey used to gather feedback for this proposal has not been designed to gather unbiased opinion and guides respondents to answer in a manner which allows the council to justify following it's preferred course of action to sell the property to developers. This is underhand at best.

The creation of a new housing to back onto the properties on Oswald road makes perfect sense. As does allowing pedestrian and cycle through-access without opening it up to vehicular traffic and creating a rat-run. - - Improved frontages on Manchester Road are also desperately needed. - - However, overall, the scheme seems very imposing. Not least, the design of the 3 blocks - especially the height of block 1, which is not in keeping with the surrounding street-scape. - - Furthermore, the existing urban block IS permeable to pedestrians (albeit not terribly welcoming architecturally) and provides a public realm removed from the busy 4-banks junction. The scheme appears to close off the block, using the internal space as parking and service access, and therefore limits the public realm in Chorlton Centre to these busy streets. - - If this was done in parallel with a pedestrianisation or street-sharing scheme to fundamentally change the 4-banks area into a more pedestrian-focussed environment, it could work. - - Alternatively the Precinct area could be opened up to form a small public plaza, with improved connectivity to Manchester Road and Wlilbraham Road, but creating a public space removed from the traffic.

There are no public facilities in Chorlton. As using the toilet is as vital as breathing and eating. Every where should have adequate public toilets. I myself am disabled and incontinent, so I end up having accidents in public. Or having to curtail where I go. I consider that a form of discrimination . So please consider people like myself when making your plans.

Can't wait until the precinct has been transformed into something much more usable and meaningful. It looks so downtrodden at the moment and has and has been that way for far too long. The drunks gather around the Harry Goodwin memorial bench, slumped over in the dark out of their heads, this is an awful sight. Graham house is also an eyesore, hope the plans include bringing this up to date, or even demolishing it.

I visit the shops in the current precinct several times a week, including Boots/Quality Save, local independent traders and charity shops. For me it is imperative to maintain the unique feel of Chorlton as a thriving community full of independent traders, as well as maintaining the stores needed for day-to-day shopping.

This is a fantastic opportunity and there is a clear and urgent need to redevelop the site. The concept designs look good and achieving a high standard of design is an absolute must. This must not be compromised.

The visuals provided I find are quite misleading, in that, i know what Chorlton looks like and it certainly isnt that pleasant or as clean as the hand drawn images show, if Chorlton was to be turned into a sketch then I would understand the direction. - It would be highly beneficial for the submission to include photorealistic renderings showing the building integrated into a real world current day photograph from various angles, its not difficult and it would also give a better impression of how the three story building will affect the light/shadow of the surrounding areas.

The devil will be in the detail. - 1. Measures should be adopted to favour local businesses - e.g. business rate reductions, with an ambition of no more than 10% national chains. The plan needs to show how it will protect existing small businesses for whom temporary relocation will be challenging ( though you can dump Costa!). Businesses are closing in Chorlton so the idea of expanding he number of retail outlets needs careful evaluation. How will they be enabled to be viable in this brave new development? What will rents be like? - 2. The need is for affordable rented accommodation - i.e. social housing. Your consultation category "affordable housing" obscures this. - 3. I like the emphasis on sustainable and active travel. To aid this, car parking should be kept to an absolute minimum. Cars blight Chorlton - it is imperative that they be dis-incentivised. While th idea of turning the shops outwards to Manchester Rd is a good one, if the road remains the polluted, noisy highway that it presently is, then this will not be an attractive place to shop. - 4. I saw no mention of disability access and age / family friendly features like plenty of benches, and not metal ones! - 5. The sketches make the buildings look tall and dominating. This might be a reasonable compromise, given the need to increase density in eh bits between city centre and green belt, but should be looked at carefully. Careful consideration also needs to be given to wind impacts - so many urban redevelopments are arid, windswept, harsh places. Consider how to soften with reticulated edges, plantings. - 6. If investing in plantings etc., consider how they will be maintained. - - -

I fully support the redevelopment plans, anything to liven up the area, which looks very old, worn and poor currently.

Chorlton is all about independent retailers and outlets, it is what makes Chorlton unique and it is why we move and stay here a make it our home. Anything that begins to introduce more multi nationals above independents is

<p>unwanted and misplaced. The development must offer retail space to those retailers that are there already and provide space to expand Chorltons thriving independent trade.</p>
<p>I'm concerned about affordability for independent businesses in the new centre. They mustn't be priced out. - Equally concerned about parking. I can't see how there'll be enough to provide for new residents and their visitors and shoppers, who have been and will be the lifeblood of the shopping area, as well as the rest of Chorlton, where it is already very difficult to find a parking space. - Equally concerned about the amount of affordable housing, that there won't be enough, thus further driving up rents and house prices. - The proposals look good on paper, but the suggested redevelopment area is not that big, and I fear everything will be squeezed in, and it will not feel spacious. It needs to be a genuine improvement, both for people who will live there, and people visiting and shopping and just hanging out</p>
<p>I am very concerned that the proposed car parking is insufficient, given the high number of proposed new homes, and expected increase in visitors. Parking on Brundretts Road where I live is already very difficult for residents, permit parking would be absolutely essential for Brundretts Road.</p>
<p>Brundretts Road is already very hard to park on for residents. I strongly believe that a parking permit for parking on the road would be extremely effective for the residents, because otherwise we just wouldn't be able to park at all.</p>
<p>Very concerned about parking. Since the existing car park started charging the streets are chock full of cars, and this is likely to add to the problem. Each new residence will need at least one car parking space, more if family homes are included, as well as shoppers who need to be able to park if they are doing a big shop, even from within chorlton. What about the health centre? Elderly, sick and disabled people can currently park pretty close even though they have to pay for it, and the car park for the health centre itself isn't big enough for all the staff that work there. Also very concerned about independent retailers. Your question forces us to say yes to mixed development. I would like to see all the retail spaces being for start ups, pop ups, creative entrepreneurs, but this can only happen if a realistic strategy for rent and rates is adopted. If this is seen primarily as a way for the council to increase its income it will fail and become a town centre of chains and charity shops. So I've said yes to mixed redevelopment but would be saddened if only big chains can afford to occupy the retail spaces. Also the loss of staff from Graeme house needs to be taken into account. That's a lot of workers who are currently spending their lunch breaks in chorlton. I'm also concerned that there is green space, good green space with beauty and benches for those of us who need a rest.</p>
<p>I live on Brundretts Road (opposite Chorlton Precinct). At present parking is extremely difficult due to shoppers and other non residents. My concern would be that a redevelopment of the precinct, with new accommodation and shops, would make parking on my road virtually impossible. This is a view shared by my neighbours, who also struggle to park outside their homes on a daily basis. If this redevelopment goes ahead we will collectively campaign for residents parking permits as these will be a necessity.</p>
<p>A refresh of the Precinct will be a good thing but I hope that we can safeguard our existing local retailers and not price them out. Parking on nearby streets is already overcrowded. I live on Brundretts Road. I worry that the influx of new homes would increase pressure a lot and would like to request local Permit parking otherwise we will struggle to park at all on our road. Also will need to pump prime la cal GP, schools etc to cope with increase in population.</p>
<p>Not enough parking in the plan. New homes and increased visitor numbers will stretch surrounding streets past breaking point. New car park should be at least 300 spaces and free. Permit parking essential for Brundretts road.</p>
<p>Still has to many cars on the main shopping roads but precinct could be made better by this work. - Will this give more cars and lorries?</p>
<p>There is a massive issue with parking in the area and the impact on local residents with the increase in the number of homes and potential car users. Residents on Nicholas, Newport and Longford Road should be consulted regarding residents only parking on their street as they are in the middle of all the re-development. I am a Newport Road resident and would strongly advocate for resident parking only.</p>
<p>As a resident of Brundretts Road which is directly opposite the precinct site, I am very concerned about parking provision. I think permit parking for Brundretts Road residents would be essential as the road already suffers from over parking and congestion. Aside from this I think the precinct area would benefit from re-development which is sensitive to the needs and wishes of existing residents, retailers and businesses.</p>
<p>1. A SURVEY OF PARKING DEMAND AND USE IS NEEDED TO ESTABLISH HOW MUCH SHOULD BE PUT BACK ON THE SITE. THERE IS NO INFORMATION ON THIS IN THE DOCUMENTATION BUT MY GUESS IS THAT MORE IS NEEDED, ESPECIALLY IF THERE IS TO BE HOUSING ON THE SITE. - 2. WHY IS INCLUSION OF THE HEALTH CENTRE IN THE SITE PUT FORWARD AS AN OPTION WITHOUT ANY RELOCATION PROPOSALS? HANDS OFF THE HEA;LTH CENTRE! - 3. MORE HOUSING COULD BE PUT ON THE WEST SIDE OF THE SITE - THE ADJOINING HOUSING IS NOT PARTICULARLY SENSITIVE. - 4. PROTECT EXISTING TRADERS. -</p>
<p>Any housing developments proposed in Chorlton will be to maximise council tax i.e be luxury homes that only the rich can afford. There are already far too many homes in the area creating traffic and parking problems. Leave the independent businesses alone. This is what makes Chorlton unique.</p>
<p>Short term parking a key issue for Chorlton businesses and residents. - Local businesses give great character to Chorlton; important not to price them out of the new development. There are enough national "chain" businesses. - Good if the RBS site could be included in the development</p>



<p>These options are quite restrictive. I would like to see the precinct used to trigger redevelopment the entire of Chorlton around four banks. The central objective should be to improve the quality of the space and open up new public space at the heart of Chorlton. The transport priority should be better pedestrian access and hugely improved cycling facilities. We have too many cars in Chorlton already and should use this plan to turn the tide - we don't need more or better parking - we need fewer parking places for visitors and better alternatives to encourage residents to have fewer cars.</p>
<p>The new plan is very well focused for the residents (old and new) of Chorlton and promotes both the shopping needs (which is in dire need of revamping) of the area with the need for new affordable housing (Chorlton house prices are very high). There are not enough modern/town houses or apartments in Chorlton and therefore any opportunity to improve this is a good thing. The precinct as it stands cannot remain and is an eyesore and not popular at all. Parking costs are the one reservation because it needs to be relatively cheap to come to the centre as a destination for shopping.</p>
<p>Adequate parking for the residents in the new development and public car parking for those visiting the new shops would be an essential part of this development. I have lived on Newport Road for over 20 years and parking has become more and more difficult over that time with more multiple car households. I would not want to see people using the shops parking on Oswald and neighbouring roads. In fact, I would propose making Nicolas/Newport/Longford residents' parking only.</p>
<p>Why can the current site not be re-vamped? looking around at other areas the loss of this type of precinct takes years to recover from in terms of local shops and facilities. Urmston/Partington spring to mind. Both lost older type precincts and the result was a loss of shops to the community. Now replace eventually with new and more expensive shopping options. Having these local shops which I and many others support and use most days will leave me having to trek to over-priced supermarkets.</p>
<p>You use a lot of technical jargon in your survey, what the hell does improved public realm mean? It is important that independent businesses are given priority in the new development along with those already in the precinct. Keep it local !</p>
<p>It should stay as a retail outlet. Help should be given to independent retailers to bring diversity back and make Chorlton an interesting place where people will visit from other areas for the shopping experience.</p>
<p>Key issue is to retain Chorlton's character and not end up with a bland development of chain retailers. Mix of shops very important. Space for market stalls/pop up traders? And not an identikit look to the site, something that adds to the place - a bit quirky, some public art, a village square feel? Practically speaking also to ensure enough parking for new residents on the site and for shoppers.</p>
<p>I am not in favour of the development as presently proposed - - Chorlton families and future adults need more social/affordable housing , there is little almost none in Chorlton - this development does not undertake anywhere sufficient numbers of these. - - Chorlton families and future adults need more sheltered/extra care housing for their support when elderly or infirm, there is some but not enough of this in Chorlton- the development does not undertake any of this. - - The site project when being should have an employment charter and include local apprenticeships - - The development should provide for rehousing rights of the existing retail tenants - the development does not cover this. - - The development will be the most major development in Chorlton for the next 3 decades and should meet the social needs of chorlton viz significant social housing/ affordable housing, sheltered/extra care housing, existing retail tenant relocation back onto site rights, and an high quality employment charter and local apprenticeship during the development build.</p>
<p>Your question six is poorly worded. I do not think the area requires ANY major 'national' retailers so the only option being a mix of national and local without the option of saying the focus needs to be on LOCAL skews the survey. And certainly another large food provider i.e. another large supermarket, is most definitely not required. My main concern re retail provision is to maintain the quality local services which gives the area the character we love. As regards housing, please ensure young families and older people can afford to live here, and not just those who can afford the rapidly rising prices of rents and purchase prices. The mixed ethnicity/age character of the area is why it still feels like a community. At this stage there is not enough detail in this outline proposal to really comment more specifically. However, the impact on the street frontage along Manchester Road looks like being a positive one and will make it feel safer to walk in that part of the village.</p>
<p>Chorlton is already densely populated. There is not enough space for cars to park. Brundretts Road is already suffering from lack of space for parking and pot holes due to the number of cars going down it every day. If more flats are put in the centre of Chorlton with no additional parking spots, we will need residents parking on Brundretts Road as an Urgent PRIORITY.</p>
<p>Shops not houses. There are already enough bars in Chorlton</p>
<p>Please consider traffic. While parking important - don't need to be over run with car park. Not sure if site can accommodate a large store. Either way good to keep that horrible Morris on its toes. - Quality of build and buildings/design must be in keeping with the area and not have horrible facades. Public realm and lots of planting very desirable to make area feel attractive, inviting and relaxed</p>
<p>I agree the precinct requires huge redevelopment. I do not want to see significant housing as the area cannot handle the same. Some housing with good parking ok. Chorlton needs to become a destination area and so national chains alongside independents is crucial. Parking needs to be free.</p>

The precinct area is in dire need of investment and redevelopment although I feel the majority of the issues have arisen since the privatisation of the car park. Prior to this it was impossible to get into the car park and the precinct was bustling at weekends. Nowadays the footfall seems very low even on weekends. - I also feel that we need to maintain as many independent stores as possible in order to retain/recreate the village atmosphere. The worst thing to happen in recent years was the introduction of Costa, Pizzaland and before that Subway and national bookmaker chains. Further large chains would make Chorlton like any other high street in Britain rather than having its own character. - I also have concerns for some of the businesses in the area while the offices are inoperative as I am sure a lot of them rely on lunchtime traffic from these.

Less housing, more retail space and office space. - All local schools full to capacity. Doctors and healthcare provision struggling with current population. - With the amount of housing proposed, car parking would not be able to cope.. - The proposed new street of housing should be lost and replaced with more, retail or leisure facilities. -

Chorlton is already extremely densely populated and doesn't need more houses/flats that bring more and more people and cars in. The situation is already bad enough with shoppers and office workers using Chorlton residential streets as short-cuts and parking. Chorlton residents are in desperate need of permit parking, as well as resident parking schemes, particularly in those narrow roads where there is no off-road parking and it's a daily struggle for residents to park their cars. This is not even mentioning the constant litter being left behind by non-residents, and also the state of the streets and pavements, some of which are full of potholes, and more puddle than street, after it rained. Residents of central Chorlton already have their quality of life severely impacted by all of the above!

I am very worried about the new development increasing the number of private vehicles in Chorlton with a negative effect on CO2 emissions, on already poor air quality and local health and on the quality of life of the neighbourhood and liveability of our streets. - - I believe that if the scheme goes ahead and the council is serious about CO2 emissions, air quality and prioritising sustainable public transport the provision of car parking for proposed housing and visitors to the neighbourhood should be significantly reduced from the 1 space per unit standard. This should go hand in hand with much cheaper public transport and any other initiatives to encourage public transport to and from the neighbourhood. - - I believe that if the scheme goes ahead the Council should look closely at the proposal in terms of reducing the width of the pavement up Manchester Road. If the shop development involves removing existing mature trees, green and pavement space I would oppose it. This space currently provides a distance between the heavy traffic on Manchester Road for Pedestrians who have to breathe in the harmful particulates and gases from private transport. Pedestrians need green routes along Manchester Road as well as through the proposed 'attractive public realm'. - - In relation to the proposals for the 'attractive public realm' I think this sounds exciting and I would like to see an area of green space in which residents can rest and where children can play. Children in modern times are now unable to routinely play outside in natural environments mainly due to the increase of cars which has a harmful effect on their social emotional and physical development. Some thought should be also given to provision for older children and young people in the centre of Chorlton. The car park has been used by skate boarders in the past - I think this could be hugely popular and safe space for young people. - - I would like the housing mix to be truly affordable and include social housing.. - I would like the retail units to be affordable for local businesses, particularly both grocers and the craft shop already operating in the precinct. There are a number of shops in the precinct which serve poorer people and this should be given careful consideration too. I am fearful that the gentrification inherent in the proposal will price poorer people out of housing and retail and I am strongly in favour of independent shops and would like to see more diversity in shop type with a better offer for poorer people than for example Iceland has to offer eg.. In terms of diversity of retail The art shop recently closed and we have no local shoe shop. Chorlton definitely does not need more fast food outlets, bars or cafe's. - I think it is a moral necessity that the scheme is built to the highest environmental standard and I would like the Council to push towards zero emissions.. carbon emissions will be generated in the build, these and emissions from energy use over the life of the units really need to be reduced to step up to the challenge of climate change. - Local Labour and opportunities for training should also be integral to this scheme.

I feel independent retailers should be given opportunities in preference to national chain stores to maintain the appeal of Chorlton high street. - There are sufficient fast food establishments already. -

This will increase traffic so the developer needs to pay for residents parking zones on the surrounding streets

Need for affordable, social housing, retirement/sheltered accommodation for senior citizens/locals. No need for more bars and restaurants - the area is saturated with these. Insufficient attention has been paid to traffic congestion and major parking problems in Chorlton, and residential streets - will there be less public parking than at present? Misleading illustration P12 view 3, normally lots of traffic at this traffic lights crossroad! Buildings should be low rise, NOT 8 storeys fronting onto Manchester Road. Need assurances that these proposed properties will not be sold off-plan to overseas investors. Plans are vague and aspirational with no concrete details. Poorly written, jargon and cliches, poor grammar.

There are enough restaurants and bars in Chorlton already. There are too many cars and not enough free parking in Chorlton. The state of the roads is unbelievably bad and more cars will only make this worse. We do not need more supermarkets or coffee shops or national chains. What we need are shops that people want - shops that sell affordable goods. It is misleading to say that no unit will be taller than the existing office block when what you intend is for the whole site to be as tall as that one office block. Chorlton should not be turned into an extension of the city centre just to suit commercial interests. These plans are just another step in the gentrification of Chorlton. Planners are blind to their "group think" and believe that ridiculous concepts like "flexible parking" make sense to real people. Real people think that this kind of "consultation" is only box ticking before you go ahead and do whatever you want.

As a local resident I think that the last thing Chorlton needs is more housing right in the middle of it. There has been a lot of development over recent years with the area on Whitelaw Road and the old Cosgrove Hall Building on Albany Road, the old blockbuster building off Barlow Moor Road - together with the Ryebank Road proposal what exactly is being done to accommodate the potential extra demand on primary and High School places which will be inevitable if all these housing developments go ahead? Furthermore, we need to retain the unique character of the current offerings within the precinct and although there is currently a mix of national and independent shops etc the mix is about right and should certainly not lean towards more national shops - rents and business rates should not be an obstruction to local/independent businesses and favourable terms should be guaranteed for existing businesses over the long-term, what we don't want is for them to be ousted and we turn into another Didsbury! Chorlton has a character and charm of its own and as such is a desirable place to live, having been a resident of Chorlton for nearly 20 years I would hate to see it change dramatically for the sake of redevelopment.
There needs to be much more affordable rental / starter homes than the executive homes proposed
My concern is with all the extra families how will their needs be met? In regards to schools, dentists, doctors? I think the inclusion of a health centre within the plans would be a good idea. Also a green space with lots of trees.
No doubt that the area needs to be developed. The options on the questionnaire didn't allow me to express my view. I am totally opposed to the retail/catering units being let to huge chains or elite shops as this will have the effect of pushing up rents and rates which in the end may exclude local shops many of which are "one offs". Also would not want to see charity shops priced out of the market. Didsbury is an example of what Chorlton could become if not careful, losing all its individuality because only a certain type, of retailer or provider can afford to locate there. The community feel has been lost in Didsbury but we want to retain it here. I am not sure we need a new food shop. We have M&S nearby and Morrisons. All the local shops are really good, and wouldn't want to see them put out of business by Waitrose, Booths or whoever. Could Chorlton library be relocated there, then MCR city council would have both a service and financial interest in the site.
Please don't make expensive luxury apartments, Chorlton's diversity is what makes it so great.
Concerned that existing retail outlets may be priced out. Also that long-established shops such as Frosts are not lost to Chorlton due to lack of premises during development process. Improved pedestrian crossing to the site from Manchester and Wilbraham roads would be needed. Inadequate car parking could deter shoppers particularly if there is a food store.
The plans for the area should preserve and where possible add to existing greenery, for example the trees along Manchester Road, and other shrubbery. Ease of access for everyone has to be built into the developments
I support the overall scale and arrangement of the proposals but they are at a very early stage. It is important that much more detailed and finished proposals are also put to consultation at a later stage. The questions in the consultation are very generic. More detailed comments and suggestions below: - - It is critical that the shops reinforce the tradition of strong independent retail outlets, cafes and bars. No further large supermarkets should be included as we have more than enough and any more would potentially undermine the character of the area and compete with local businesses. - - Streets and pavements around the proposals should be improved as part of the scheme. The public realm of the area is in a disastrous condition and investment is long overdue. This should include shared surfaces and much bolder traffic calming measures (NOT sleeping policemen!) across the whole 4 banks junction area to give pedestrian movement priority. - - Nicholas Road is chaotic and will inevitably become more so unless something is done to rationalise the traffic movement and parking. Potentially it could become one way or access only. If possible it would be good to work with the Coop funeral services opposite to improve their frontage and the car parking/access area which is a total mess. - - The architectural design of the buildings should be of the highest quality. The current images suggest a very mediocre, uninspiring scheme. This is a unique opportunity and should not be compromised! - - It should be possible to pull the frontage of the buildings on the corner of Nicholas Road and Manchester Road back in order to save the two horse chestnuts and final proposals should attempt to incorporate as many as possible of the existing mature trees. - - New street tree planting should be done properly and with serious investment. Trees should be large, semi-mature species and given room to grow in proper tree pits. They should be properly planted and protected and MAINTAINED. Even on the Oxford Road corridor some of the tree pits and quality of planting has been shocking and this should not be repeated here.
The graphics of the new development looks far too big and over bearing. There is no way that Chorlton can withstand the addition of a further 190 residential units. The roadways are already over crowded and public services are under strain. - - Its vital that the independent traders are dealt with fairly and given every opportunity to remain within the centre paying the same levels of rent that they are paying now.

As someone who works and lives within 500m of the Chorlton precinct I feel that the "issues" being brought up regarding pedestrian permeability are being manufactured and used as a scare tactic to portray a problem that does not exist. I pass through the precinct to do my shopping, on my lunch break and on my way to and from work. While doing so I observe mixed use of the space, from office workers on their breaks to elderly people with mobility issues doing their shopping. I have never once heard anyone complain about the lack of permeability in the space. - - Secondly, what will become of the existing businesses? While they may not all be the popular high street names they fill a gap in the market for affordable food items and daily use goods. These vibrant local businesses are what have made Chorlton the place it is today, by replacing them with the inevitable Starbucks and Tesco it will suck the life from the centre of Chorlton, thus defeating the purpose of "re-vitalizing" an already vital neighbourhood. - - If the plan included a guarantee that these businesses could resume trading at similar (+/- 10%) lease rates, then I would consider supporting it. While housing is needed, it is affordable housing that is critical not more unaffordable so called starter homes. - - Please consider the existing residents, users and employees of the Chorlton precinct while you make this incredibly important decision. What will they do for the years it will take to complete the construction? How will the businesses wait out this kind of re imagining of the precinct? And who is really benefiting here? Instead of hiding behind buzz words like creative landscaping and permeability, why not call it what it is, a chance to make a large investment in order to see returns. - -

Social and affordable housing needed. If developers can't provide these planning permission should be refused. Don't need gentrification

By the time this comes around another local business will have closed - ours. Lets hope future locals will get the opportunity to open businesses and keep businesses going. This project was a decade overdue and just a shame that its a little late for us.

Whilst I think it's important to retain some of the high quality independent traders from the precinct, I do not believe these should be confused with the down market "bargain shops" which are also intermingled with them. These shops are constantly closing and reopening in another guise but I believe they add nothing to the character or content of the precinct. I'm fact, it's the contrary. They seem to be one of the reasons the place has so little appeal and adds to a downmarket feel which leads to the place receiving reduced footfall overall. Whilst there is a place for discount/charity shops, there are already so many in Chorlton, we really don't need anymore. The same goes for fast food/takeaway. - I sincerely hope this project goes ahead as I loved in Chorlton for 10 years and know it can be so much better.

Building should not be more than three stories high. Any higher dominates the cityscape and detracts from existing Victorian and Edwardian architecture in the vicinity. See how poorly the Oswald Road school extension blends with the other property on Oswald Road (including the original school building).

In terms of this housing benefitting the residents of chorlton, I don't think that is the case. More housing means a bigger population placing more demand on existing GPs, schools, roads & parking. In the wider picture I acknowledge more housing is needed everywhere in Manchester, however this proposal cannot be said to benefit the existing residents when the infrastructure is already stretched/at its limit. Having been to a consultation I had no firm answers regarding schools, GPs & the impact on the traffic. The proposal reported more parking spaces than the number of housing units, however these are 2/3bed houses/flats & are likely to have at the least 2 cars per household. The existing residential streets are already full with no further scope for additional cars. These issues need answers for the existing residents to have confidence in such a proposal. The existing retailers must all be guaranteed a retail space as well to support local businesses, that too was something I wasn't given an answer too.

You must landscape and keep the independent stores otherwise it will become another soless place. I don't like the idea of more flats, just look around mcr / Salford we don't need more flats, if people want to live in one they can go there. People need houses but not sure the basis of thus Dev should be based on that. It's about the shops and a community space for people to have a reason to visit - at the moment there is nothing in chorlton

The precinct is the central hub of Chorlton with independent businesses. The proposals would rip apart this centre leaving us with no pedestrianised area.

Retaining independent retailers should be paramount. Opening the precinct up to create animated frontages to surrounding roads. Keeping it pedestrianised. Providing more green landscaping and safe waiting areas. Perhaps a small playground. Ideally Co-op funeral parlour should move out of the centre of Chorlton. The building should be reinstated as a cinema or another cultural building creating a pedestrian friendly zone with the library and Oswald Rd school. At the moment entrance to Nicolas Rd is a nightmare especially during school runs, that needs to be addressed.

The current traders must have affordable premises provided for them and the housing should be 100% affordable. It is alsmodt impossible for young people to find starter homes in the area. - - The new development looks ugly and imposing and will become dated. This is a short term solution.

I strongly oppose the suggested redevelopment of Chorlton Precinct. Although the area is outdated and in need of investment, the mixed use redevelopment is not a good solution. The centre of Chorlton is already very congested. More housing and office space in the centre would make this problem much worse. I am also very concerned about the existing local businesses in the Precinct (e.g. the butcher and the greengrocer). Will they still be able to open their business while the redevelopment is going on? How will the redevelopment affect rents in the Precinct? Will local businesses be able to afford these rents? If these local businesses were forced to close or relocate as a result of the redevelopment it would be a great shame and would take away something that is highly valued by local residents.

I support a better frontage on Manchester Rd to encourage integration with the rest of the 4 banks area. - Parking is a problem in Chorlton, although many people walk or cycle, there are many reasons to use a car. Since the car park became a "paid for" park, many Chorlton residents park roadside as their visits are often short, max half an hour, and they may be go more than once a day, and don't want multiple payments. Any car parking on site must be free. - The road through the Precinct car park (old Manchester Rd) is a public thoroughfare and must remain so. Some housing here would work but there must be a way straight through for pedestrians. - Shopping in Chorlton has deteriorated sharply in the 40 years I have lived here. We've lost ironmongers, , haberdashers, toy shops, shoe shops, jewellers, art and stationery shops. It is difficult now to buy many necessities without going elsewhere. Any mixed use development must allow The existing retailers to remain. For example, if Boots leaves the precinct, there would be very little reason for people to go there. We definitely don't need more bars, cafes or restaurants. Many are good but we've got plenty.!

Chorlton needs a better mix of retail outlets, not as many bars and more local shops. What is not needed is more housing, as the infrastructure in the area, schools, doctors, etc is already under immense strain. We definitely need better public transport links, but just building more houses without the infrastructure to support an increase in residents is ridiculous.

I don't think it's the right place to build apartments. It needs more public space/activities, more pedestrianised areas. More housing leads to greater need for parking - keep it out of the centre. - I think all of the proposals make sense except for the apartments.

Chorlton is a really unique area of Manchester, known and loved far and wide! If anything is to happen in the middle of Chorlton, it ought to be in keeping with the areas reputation: Local, healthy, creative, independent, community-based. Chorlton is a unique asset to Manchester - PLEASE don't turn it into yet another 'Beige' suburb! Do something different! EG - Perhaps an artist community, locally owned, co-operative, like Yellowbricks in Hulme, with 100% independently owned shops and local businesses only! PLEASE don't sacrifice the USP that is Chorlton's quirky creative scene.

We need a decent supermarket - Booths or Waitrose. - The parking needs to be much better. If it is being made into a mixed redevelopment then there needs to be parking for residents & shoppers.

Sheltered housing was not mentioned as an option and there are increasing numbers of elderly people who want and need to live close to shops so they can form an active part of the community - The current plan for 200 car park spaces is not enough and does not factor in the fact that a redeveloped Chorlton shopping centre will attract more visitors and shoppers than the current level - Parking numbers not sufficient for new residents plus retail plus shoppers, - Any thought to resident parking permits?

I attended the consultation today and some of what I was told is not on your document, eg., I was told that the car park would be 2 storey (ground and first floor) with a green roof. The car parking really needs sorting - not good for retailers if car parking has to be paid for as puts people coming to the shops. We really need green space in urban developments factoring in good drainage etc. Flat concrete car parks are not good for this so green roof sounds great. - For residential housing - why not consider accommodation that targets older generation so that they can move out of their bigger houses and so free up those for growing families. A way to respond to older population and helps to keep high street areas alive as older people tend to be around more.

1. The document is quite hard to understand, even if you have some knowledge of the jargon - Creation of positive residential frontage, drawing on the height parameter set by Graeme House etc. These phrases could be expressed in plainer English without loss of precision. Typos and poor proofreading too - DEVELOPMENT right at the beginning, top of the contents page for example. Please take us seriously when you ask us to respond to consultation - you would get a better result. It feels a bit contemptuous and grudging so far, and hard not to see it as box-ticking rather than an enthusiasm to hear anyone's ideas. - - 2. Mixed use surely has to apply to the kind of housing and the kind of business. I'd like to see social housing, supported housing, co-housing, cheap housing, genuinely affordable housing, hostels maybe. I'd also like an emphasis on independent businesses rather than a vague mix of these and the big voracious corporate chains in unequal battle for survival. I'd also like to see a place for other community ventures as well as simply housing and shops. Elliot's for example add hugely to the quality of the experience of going to the precinct by not just being a shop, I wouldn't want a bland corporate desert where profit is king. I'd like people to be able to continue to put out a table of second hand books to raise money for charity, buskers to busk, lefty groups to sell papers and so on too. - - 3. Design-wise, yes of course, let's have everything facing outwards on to the street instead of inwards. And yes, let's have lots of trees and plants and serious recycling facilities. The new MMU development in Hulme seems to be a good example of this. - - 4. Bicycle parking doesn't have much meaning for me. Most cyclists like to lock/leave their bikes near where they're going since bikes are not cars and the car park model doesn't work so well with bikes. Please work with cycling organisations on where people can best leave their bikes, not car drivers who often don't seem to get it. The four places outside the current precinct look lovely and flowery but they are not being used much by cyclists and any cyclist would have predicted that if asked. - - 5. What's going to happen to the small businesses in the precinct during the redevelopment? - - -

Having seen and discussed the plans at the public consultation on Saturday, 18 November 2017, there are many aspects of the proposed scheme that I agree with but also significant elements that concern me. Without significant revision, I am opposed to the scheme as currently proposed. - - I believe that the current setup of the site (shopping precinct, office building and surface car park) is very inefficient and sorely in need of a major redesign, so I strongly welcome the effort to regenerate the area. - - In terms of the proposed scheme, I agree that the site can accommodate a mix of retail, parking and residential uses. I welcome the plans to demolish the eyesore Graeme House and claustrophobic Chorlton Precinct, open up the site's frontage with Manchester Road, introduce a pedestrianised street, build modern commercial units, increase the amount of greenery, and make the area more cycle-friendly. I'm also comfortable with the principle of having new-build elements that are broadly the same height as the existing Graeme House building and approve of how the scheme steps up gradually in height as it moves away from the Four Banks crossroads to reduce overshadowing. - - However, there are key elements of the scheme that I feel require a total rethink. - - First and foremost, I do not agree that a "residential-led mixed-use scheme" (to cite page 10 of the Chorlton Precinct Development Framework Summary 2017) is the correct approach for this site. The Chorlton Precinct area sits at the very centre of Chorlton and Manchester City Council's Manchester Core Strategy 2012-2027 on page 147 recognises that "Chorlton is the largest shopping centre in Manchester outside of the City Centre". A "residential-led" scheme is clearly not the correct approach for redeveloping the centre of Manchester's largest suburban shopping centre. - - I also feel that introducing significantly more retail space than the current setup (rather than broadly the same amount of retail space as is being proposed) would be more appropriate on this particular site. Increasing the proposed retail element by say 50% or more would give greater scope to accommodate independents alongside the expected new corporate occupiers, and create a scheme that is more in keeping with the focus on supporting Chorlton's independents as outlined in the Manchester Core Strategy where on page 138 it says "Some centres, such as Chorlton, have a larger proportion of independent retailers and their contribution to the character, viability and vitality of the centre is recognised and supported". It would also bring the scheme into compliance with Manchester City Council's Manchester Core Strategy 2012-2027 where on pages 146-147 it says "Redevelopment in Chorlton will provide a substantial increase in retail, alongside improvements to other commercial and community services". This proposed residential-led scheme, with no net increase in retail, does not comply with the Manchester Core Strategy at present. - - I also feel that the parking provision in these proposals is woefully inadequate. I learnt during the consultation that broadly the same amount of car parking spaces are being proposed for the new-look scheme as on the current site, but that the parking would now be split between residents of the proposed residential accommodation as well as shoppers/visitors to Chorlton Health Centre/etc. Given that the proposed residential accommodation includes many large multi-bedroom townhouses and apartments (many of whom are likely to have one or more cars each), it seems to me that all of the parking as proposed would effectively be taken up by the new residents by themselves. I believe that the proposed scheme as it stands would lead to an acute shortage of parking in Chorlton, encourage antisocial parking on neighbouring streets, increase congestion locally, reduce accessibility to local health facilities and damage independent retailers that rely on custom from car users. So I believe that the proposed scheme would be contrary to Manchester City Council's Manchester Core Strategy 2012-2027 where on page 147 it says "A comprehensive scheme in the centre should provide opportunities for the continued growth of the independent sector - and improved facilities for other services (including health and education)." I believe that hundreds more parking spaces would be required for a residential component of this size to work effectively. - - I would also like to see more emphasis on the proposed new pedestrianised street between Wilbraham Road and Nicholas Road being used as a public space. Due to its location at the centre of Chorlton, this new street should be designed more with a view to hosting community events such as outdoor markets, child-friendly fairs, Christmas lights switch-ons and so on (similar to say how Chorlton Green provides a focal point for nearby Beech Road). This could be achieved by fully pedestrianising the site (ie closing it to cars entirely rather than using it for low-density surface parking as indicated in the View 1 visualisation on Page 10 of the Chorlton Precinct Development Framework Summary 2017), creating a central green, incorporating more trees and grass and green walls to 'green' the street, and so on. - - To summarise, while I am in favour of regenerating the Chorlton Precinct site, I am opposed to the scheme as currently proposed.

I have structured my comments using the structure of the Development Framework Summary document. - Introduction: Although aspects of the existing site are dated, I do not believe adequate consideration has been given to the strengths of the existing provision: the southern section of the precinct works well in terms of the scale and character of retail provision, if not layout; Graeme House does not visually dominate from the south and east sides of the site; car parking is well used to support the vibrancy of local retailers; office accommodation provides additional footfall for retailers. - Complete the Retail Grain: I support this. I believe that the new development should have at least the equivalent retail footprint. I strongly believe that small units for independent retailers must be provided, and that larger units for chain/national retailers should be discouraged. It is very important to me that existing retailers are retained in Chorlton in broadly equivalent spaces and terms. I would strongly oppose further pubs, bars or restaurants in this location as there is already an excessive number of these. I would oppose a new food store as there is already a large supermarket and two smaller convenience foodstores within 5 minutes of the site. - Complete the residential grain: I generally support this. However I strongly believe that a high percentage of the new development should be affordable housing and starter homes. - Complete the Urban Block: I generally support this. The western side of the site is suited to lower density residential uses. The centre of the site is suited to higher density uses. The eastern side of the site is primarily suited to retail uses with limited residential. - Pedestrian permeability: It is important that any pedestrian routes are dedicated as public highway/footpaths, in contrast to the existing situation. - Services, Cycles and Intelligent Parking: The existing car park is important to Chorlton's vibrancy as a local shopping centre. Some parking for retail users should be retained. Cycle provision should include both a safe north-south route through the site and cycle parking adjacent to retail frontages. - Landscape and Daylight: The attractive existing trees on Barlow Moor Road should be retained. - Designation of Scale: I disagree with the proposals as put forward. The existing Graeme House block disguises its scale by being located at the centre of the site. It is barely visible from the south of the site, and does not dominate from the east. I would support a block of equivalent scale in the same location. I do not support the Development Proposal as contained in Views 1, 2 and 3, which pushes blocks of 5-7 storeys to the perimeter of the site, where they visually dominate the surrounding streets.

The regeneration of Chorlton Precinct is overdue by several decades and these proposals bring about a phenomenal opportunity to transform the heart of area. - I fully support the proposals, however I would like to see consideration being given to the incorporation of the medical centre on Nicholas Road as this building is totally unfit for purpose. - Provision for a new library and some leisure facilities would be ideal, particularly as Hough End is two miles away. Lastly, the provision of a high quality food store is something that Chorlton really lacks, save for M&S Food. A Booths or Waitrose as anchor store would really support the viability of the whole project. I hope the consultation, framework, plans and build can happen as expeditiously as possible, whilst where possible supporting existing independents. - This is such an exciting opportunity and I am very much looking forward to hearing the next steps.

It is essential if you build more housing as well as developing the shops that serious investment is made in a car park that can accommodate both residential and shoppers cars. The streets of Chorlton are already choked with vehicles which is starting to make it feel like London. No space to breathe. - The fantasy that everyone can use bikes and trams to do their shopping is wayward as there are many families living in Chorlton who have to travel by car for safety and logistical reasons. Attracting even more people to the centre of Chorlton but only keeping the existing 200 spaces is ludicrous.

Please ensure there are some independents. Look at Altrincham Market House or Mackie Mayor in the NQ. Prime of examples of how vibrant you can make food and drink. Something like this would thrive in Chorlton and keep Chorlton's identity alive.

I do not believe we need any more flats in Chorlton. There are plenty of available flats. It is already congested so more homes means more cars. There is already a lack of parking in Chorlton which harms the local economy and this planned development will make it worse. It will add a burden to the local schools and the local GP. - It is very, very important to have independent shops in Chorlton. The area has a character and this is not served by national chains, restaurants and bars of which there are more than enough already. - Any redevelopment should focus on making the precinct more attractive, easier to use and have better parking. I do not believe the site needs housing and I do not believe the proposal is attractive. The plans are completely out of character with the local area which is a shopping area. There is a huge array of flats in the very local area already.

I am concerned that the existing businesses will be adversely affected. Plenty of easily accessible parking is important as without it business will also be adversely affected. Crime is high here, multi-storey parking would be less secure than the current open parking. We have enough eating establishments.

More housing provision for older people. More low rise housing development as opposed to town houses. The plan for car parking is inadequate. During the implementation of the scheme, it is important to retain the more useful businesses in the precinct. There should be provision for economic retail businesses. The commercial and retail areas outside the precinct also need some development to avoid their deterioration.

I'm broadly in favour of the proposals particularly anything which improves the pedestrian experience around the existing precinct and its car park. - Would be pleased to see what methods the City will take to ensure homes are sold to people from Manchester rather than to investors.

Although I support these proposals my concern is the impact more houses will have on traffic, road maintenance (which is pretty bad in Chorlton, especially in the Autumn and winter when drains are blocked and there's localised flood points). I am keen to know what additional facilities there will be for families/residents such as school places, medical/GP services etc. I think thought really needs to be given to the cost of any parking, especially on the street is over used now due to the ridiculous cost of the private parking at the precinct

I think that parking should go back to being free as I think the £1 charge has such a detrimental effect on local retailers. I don't think it has made people cycle or use public transport more - it has just encouraged them to shop in other areas or clog up the surrounding streets with their cars. The only times I have paid to use the car park is when I had pneumonia and during chemotherapy. It demonstrated to me that the ones being made to suffer are the most needy and vulnerable in society.
Traffic in this part of Chorlton is already too heavy. There should be no additional parking, or measures that might increase traffic, as part of the redevelopment.
The retention of some pedestrianised areas is important to me. I would also wish to see the existing traders' interests protected.
The proposals seem to be coherent but I am concerned that the appearance of the surrounding streets will not marry with the design proposal - perhaps the surround area could be updated?
The documentation produced does not make clear the nature of the the use of the main block which replaces the precinct. I would like to see affordable apartments on the upper floors and parking for residents of these homes. - It is important NOT to bring in any new food stores as Chorlton is already well served. The businesses should be independent in nature and not large national chains. There are already too many low quality fast food outlets in Chorlton which do not add to the feeling of cleanliness or safety. I'm not sure why but all the fast food places along Wilbraham Road feel threatening and overwhelming so the precinct should not house more of the same. - I have major concerns about traffic flow and congestion to the site as well as air quality. The parking for the site should mainly be for residents as the area is well served with public transport and this would reduce congestion. - The houses planned for the site should be in keeping with the character of the area and should not be more than 4 bedroom in size. It would be better if they were 3 bedroom. They should not be executive homes but should be planned to be as affordable as possible given the already high prices in the area. - Making some of the new apartments designated for more elderly people would also be a good idea as older people are more likely to shop locally and use facilities nearby thus encouraging the area to be more thriving and busy.
Please provide safe play space for children. Chorlton lacks this and it forces young families out of the centre. Think about European cities which incorporate playgrounds on every block! We need that and it would bring in day time business to cafes as parents of young children are out and about when office staff are at work. - I am not sure that its appropriate to put housing in the centre of the precinct. - We dont need another big supermarket. We have plenty and this could kill our indendent retailers that are a key feature of chorlton.
I fully support this redevelopment. The Precinct and adjoining buildings are no longer fit for purpose. NEW development and investment is long overdue in The heart of Chorlton.
1. Chorlton needs a daytime economy as well as the existing nighttime economy. Therefore the new development should not include bars/cafes/restaurants because there are already more than Chorlton can sustain and closures/trunover will affect the quality of the centre. - 2. Chorlton has and should continue to have an emphasis on independent businesses. Q6 does not seem to allow for this response. No more Costa Coffees!! - 3. Parking will be an issue if there are residents and shoppers accessing the site. The Health Centre with multiple GPs also needs parking facilities (visitors currently use the existing parking facilities). The only other large parking space in Chorlton is at Morrisons. - 4. There will be a big effect on Chorlton and on existing businesses while the new development is built. How can existing businesses be protected? - 5. There does not seem to be an option for social/affordable housing which is much needed in Chorlton.
I can't answer Question 6a in this format - I want to see mainly local, independent businesses but would also retain Quality Save and Boots. I don't want Chorlton to be overtaken by Starbucks, Sports Direct, Vodafone etc. Rents etc. need to be affordable to local small businesses. - Re Question 8: I support mixed development but not necessarily this mixed development. I would need to know more about the retail businesses and be confident that the housing would be affordable. - I hope it I won't look like the redevelopment around the Greenheys Lane area in Hulme, which I find rather soulless and depressing.
I think it is important that any development reflects the unique nature of Chorlton, i.e. that retail includes a high proportion of independents, and that office space provides opportunity for small business start ups. I am concerned that too many (200) new residential places are included in the proposals, and the effect this will have on transport and other infrastructure in the centre of Chorlton. I want the retail area to be much more than just shops around a car park. I would also like any development to aim for zero carbon and be built to highest environmental standards. Inclusion of a community centre or similar would be a plus, but I accept that may not be practical.
1. Office space whether local government or private is important for the daytime economy. - 2. Parking is required by both residents and visitors. This includes those attending the adjacent health centre and visitors to shops in Chorlton. - 3. Further bars would create problems for the new residents and Chorlton as a whole. We have too many already. Restaurants are less problematic but we have plenty already. - 4. A further supermarket or restaurant/cafe chain such as the Costa Coffee that has recently arrived would be damaging as they take away trade from existing small businesses, which are important for the character of Chorlton.
if housing is to be built alongside the retail offering then the council needs to make proposals on how it the school, GP surgeries and additional cars will be catered for? - Also we need commitments from the council to provide affordable retail spaces for the current local retail shops in the preccint.



In relation to commercial development the provision and maintenance of mixed economy shops/facilities is essential in retaining local businesses and promoting Chorlton's diverse and distinctive character. In relation to housing development it is a tragic reflection of current government policies that only 'affordable' housing can be developed which continues to abandon any hope for those in desperate need of social housing - building yet more homes for people to buy only serves to rub salt into the wounds of people who simply need a decent home to rent.
From the drawings I have seen in local press, the buildings on Barlow Moor Rd are too high. I think accommodation could be good but it needs to be social housing /starter home and would the residents complain about noise if there were bars there as well
As a resident on Brundretts Road, it is already difficult to park outside my house during peak shopping hours as people use our street as carpark. I am concerned that the re-development will increase residential properties without a corresponding increase in car parking provision. Any development needs to include substantial car parking and also residents parking on Brundretts road to ensure we can park on our road.
My priorities would be ow rent space for independent retailers, maybe some affordable housing and perhaps office space to replace those being lost, - - I would not like to see national retailers, unaffordable private housing and any housing without adequate parking. The area is already congested so additional housing is a low priority for me.
Looks great hurry up and do it. - Please maintain the affordable space to allow independents and value shops to remain
I think the proposal is too heavy on housing. Chorlton schools , roads and doctors surgeries can't cope with the increased volumes. Where is the planned infrastructure? Where are residents of all the new housing at the preccint going to park their cars? If visitors to Chorlton can't park they won't come. - Do not turn Chorlton into Didsbury. We do not want to see a high street of Cosa coffees, cafe Neros, All Bar One, Pizza Express etc. We want local traders and independents . Chorlton is a destination. We need to build on that reputation. Whats the point of coming to Chorlton if it is the same as every other high street in the country? People love Chorlton because it is different. Keep it that way. - Chorlton needs to be a place for people of all ages. Local shops are the sort of place where the staff recognise you, you talk to them, there is a sense of belonging. Lose those local traders, fill the high street with bars and restaurants and Chorlton is history.
You need to keep parking for the precinct, not just for those who live there should this become a mixed use site.
There is no mention of office space? If we don't attract some office workers to Chorlton then there will be a further downturn in day time trade for the shops - this is already an issue. Affordable housing is important but we do also need some office space in the development to make Chorlton sustainable as a civic centre.
The proposed development will bring more cars into the centre of Chorlton. At the same time as bringing more cars it will take away much needed existing parking. - Chorlton is already at capacity with congestion of cars and the impact of pollution. - This development is likely to tip into congested streets with nowhere to park. - - The threat of national companies changing Charlton into another High Street is also highly likely unless low rents are protected for independent businesses.
Car parking in Chorlton is a really crucial issue. I have lived in Chorlton for 40 years and noticed that it is increasingly more difficult to park. I do not agree with the proposal that it is possible for shared retail and residential parking facilities. Saturday is the busiest day and that is the time when retailers, residents and general public will need to park. I do not consider that this is a feasible proposal. Car parking is a priority especially if retail is being promoted as people need to be able to take their shopping home with them and that's not always possible on a bike or walking when you're 60 years old.
Need to make sure taxis can have access for free close to shops also important to have good disabled access everywhere.
Access for taxis & disabled accessibility very important. Need housing for young working people and young family's
Chorlton has become too expansive and is pricing people out. It would be detrimental to lots of national retailers and expansive homes. It seems to me that the plans look to maximise commercial value NOT COMMUNITY. - What about space for. - - artists. - - A play space. - - Cultural - - market - Chorlton does not have any public toilets! - community space and space for local police.
The need to maximize the use of the site. good mix of corporate independent retailers in chorlton and a mix of housing types.
Wish to see more local shops. No big chains
I would like to see plenty of small independent shops! Plenty of benches for tired shoppers, free parking and affordable housing. Sensible landscaping, dropping off bay for taxis and a handy bus stop. Age friendly flats for the elderly. Quick execution on building work. Maybe gradual to stop chorlton being a ghost town.

Response from Chorlton Civic Society: - - Chorlton Voice (The Chorlton Civic Society) appreciate the opportunity to be consulted on the three significant development opportunities in Chorlton and has engaged with our members to review the available material. Members have a range of views and this response aims to pick out key issues. - - General Comments - - We are concerned that, although the three sites are being grouped for the purposes of consultation, they are being considered in piecemeal fashion. There appears to be no overall context which will allow the cumulative impact of the schemes to be taken into account. - - The number of dwellings in Chorlton has steadily increased in recent years. These three sites, if approved, will add a significant further number of additional properties. We consider that the implication of increased numbers of households on already stretched public services such as schools and medical facilities needs to be considered. This is of particular importance as these three sites represent some of the few sites potentially available to accommodate such uses. - - We therefore consider that there urgently needs to be a refreshed overall vision for Chorlton which these and other proposals can be assessed against. This should reflect anticipate changes in shopping habits and emerging new technology in transport. - - We would like to see the developers of each scheme to commit to future proofing the developments, including high standards of energy efficiency and adaptability. All new buildings should be low carbon or even carbon neutral in line with the climate change strategy. New dwellings and the Precinct car park should cater for electric vehicle charging. All residential units should be 'lifetime homes', accessible for disabled people and occupants can stay put as they age, in accordance with Manchester's Age Friendly Strategy, "Manchester, a Great Place to Grow Older". - - Chorlton Precinct - - We agree that the precinct would benefit from investment and that there are opportunities to incorporate new housing on the site. However, we are far from convinced that comprehensive redevelopment, as currently proposed, is the appropriate response. - - The precinct is home to many of the independent traders who make Chorlton a distinctive local shopping centre and who are essential to the vitality and viability of the centre. The site also provides the main car park serving the whole local centre. The proposed closure of the centre for at least 3 years for demolition and redevelopment is likely to weaken the vitality and viability of the centre as a whole, to the extent that it may never recover. Chorlton, in common with many other centres, is seeing a reduction in the number of commercial shops and consequent increase in numbers of food and drink establishments and charity shops. Most supermarket chains have also halted investment in new premises recently. In such uncertain times, it is unclear how the proposed new shops would be occupied. Most of the existing traders, and particularly the small independents, are unlikely to be able to afford rents in the new development; those that have successfully relocated to alternative premises are unlikely to move a second time and some may be forced to close. - - We consider that part of the solution to such uncertainty is to maintain a wide mix of uses in the precinct. Retaining employment uses, such as the Graeme House offices, maintains the sustainability of Chorlton as a place to live, work and play, as well as providing additional footfall to the shopping centre. As well as office space, the scheme could include workshop space, both for businesses and for community and not-for-profit organisations? - - Including accommodation for public services and community space would also support the vitality and distinctiveness of the centre (as well as being an accessible location for such uses). - - Moreover, demolition of all the existing buildings unnecessarily wastes the embodied energy in their fabric, contrary to the aims of the Council's climate change strategy. - - A selective, phased approach to redevelopment would allow for retention and refurbishment of some buildings and create opportunities to rehouse existing businesses directly within the site. Retention of a shop-lined pedestrian route through the site would provide a better and distinctive environment for shoppers, while not excluding the enhancement of the street frontage with new development. Retention of the western part of the car park until new parking facilities are provided would support the rest of the centre. - - Next Steps - - We look forward to seeing the report to cabinet reflecting on the outcome of this consultation and offer the opportunity for the results to be presented to a future open meeting of Chorlton Voice. - - However, given some of the fundamental issues raised, we consider it inappropriate for there to be no further public consultation until planning applications have been submitted, by which time the developers' ideas will have been fixed. - - Yours faithfully, - -, on behalf of Chorlton Voice (Chorlton Civic Society). - Chair@ChorltonVoice.org -

I would like to ensure that the impact of the proposed new housing on the local facilities and amenities in the local area has been considered, the schools are over subscribed and the GP surgeries are busy. I would like to see a mixed development, but mainly retail and housing, Chorlton already has a number of bars and restaurants and does not really need more, I do not want it to become more of a destination for night life than it already is. I would like to see the presence as a shopping destination - With a mix of independent and chain stores, some charity shops but not over-run.

Existing businesses should be offered first refusal on the units. Independent stores should be encouraged. We don't need another national supermarket.

Work needs to be done in a reasonable timescale. Not to fall by the wayside.

Concerned about how the redevelopment will take place. and how long it will remain a large building site and the impact this will have on businesses and chorlton as a whole. Would prefer a phased redevelopment that will keep the exiting business and good will. - It is important to show different options for the consultation of ways a phased development could take place. That gives priority to keeping existing businesses that have built up over the years.

The health centre needs to stay and the building needs to be redeveloped. Car parking needs to be free to shoppers and updated as it is unclear how many spaces there are. What will be the retail mix? -

At all cost you need to retain the type of shops that are there local family fun and low cost as this is impotent to low income family's. We don't need another big supermarket. Housing should be housing for low income family's not a mixed development.

<p>chorlton does need updating but still keep its character there is still space for cheap and cheerful. The area is in danger of being unbalanced by too many bars, cars and chicken shops.</p>
<p>This will have a detrimental impact on shoppers who need low cost shops such as Q.S heron foods. Also fresh good quality meat and green grocers. - Chorlton does not need more homes it is over crowded local service, dental, doctors can not cope as it is.</p>
<p>Before these proposals go a head please remember that chorlton is a working class area. And votes will be lost to labour if they are let down by catering only to the middle class.</p>
<p>Firstly be accurate with your information. The road referred to as Manchester road is barlow moor road. Some provision of parking for people using the health centre would be useful. - Just because groleme house is 7 storeys does NOT mean the new development needs to be the same. Parking should be free for shoppers. The pressures already on school, doctors so this needs looking at before the development goes ahead. New provision would need required.</p>
<p>Whilst redevelopment is required - consideration should be made for maintainers as it no use building a state of the art facility only for it to fall I to decline due to lack of funds in the future. What ever is proposed it should be easy to maintain keep clean.</p>
<p>Preference should be given should be given to current independent retailers NOT new comers and internationals i.e costa coffee! Any spare units should be given to other independents. Please do not let to cafe's bars for too many in chorlton already. - Please provide temporary accommodation for existing traders whilst work is in progress. No business can afford not to trade for months. All the shops are well used and well established.</p>
<p>I think we just need social housing, rented council, to clear the council waiting list</p>
<p>independent's &amp; economically priced traders are critical albeit with improved jaccdes + without family activity. The site is surrounded by school, a health centre and lots of family housing. Family's needs should be factored in to A3 + public realm. Ensuring strong linkages between the leisure centre &amp; the shopping centre will be essential when the leisure centre is renovated. - I am a placemaking consultant who has lived in chorlton for the last decade and I would love to get more involved in this scheme. .</p>
<p>It is important to have a sense of community ownership with open green space that's an meeting place.</p>
<p>Please ensure there is free parking for shoppers for up to two hours. - -Make sure lots have affordable rents. - - Ensure current independent traders are given priority for all temp shop units elsewhere until the building is completed. Also financial assistance for this. - -Please ensure money is set aside for residents parking schemes should traffic overspill into surrounding streets.</p>
<p>I am very much in favor of the development. I feel it would bring a much needed refreshment to the heart of chorlton. - I feel it would bring the core of chorlton together. please include some kids play facilities.</p>
<p>I agree that the precinct would benefit from investment and that there are opportunities to incorporate new housing on the site. However, comprehensive redevelopment, as currently proposed, is not the appropriate response. - - The precinct is home to many of the independent traders who make Chorlton a distinctive local shopping centre and who are essential to the vitality and viability of the centre. The site also provides the main car park serving the whole local centre. The proposed closure of the centre for at least 3 years for demolition and redevelopment is likely to weaken the vitality and viability of the centre as a whole, to the extent that it may never recover. Chorlton, in common with many other centres, is seeing a reduction in the number of commercial shops and consequent increase in numbers of food and drink establishments and charity shops. Most supermarket chains have also halted investment in new premises recently. In such uncertain times, it is unclear how the proposed new shops would be occupied. Most of the existing traders, and particularly the small independents, are unlikely to be able to afford rents in the new development; those that have successfully relocated to alternative premises are unlikely to move a second time and some may be forced to close. - - Retention of the existing traders is therefore the highest priority. - - Retaining employment uses, such as the Graeme House offices, maintains the sustainability of Chorlton as a place to live, work and play, as well as providing additional footfall to the shopping centre. - - Including accommodation for public services and community space would also support the vitality and distinctiveness of the centre (as well as being an accessible location for such uses). - - Moreover, demolition of all the existing buildings unnecessarily wastes the embodied energy in their fabric, contrary to the aims of the Council's climate change strategy. - - A selective, phased approach to redevelopment would allow for retention and refurbishment of some buildings and create opportunities to rehouse existing businesses directly within the site. Retention of a shop-lined pedestrian route through the site would provide a better and distinctive environment for shoppers, while not excluding the enhancement of the street frontage with new development. Retention of the western part of the car park until new parking facilities are provided would support the rest of the centre. -</p>
<p>Additional housing can only be introduced when there are sufficient school places for existing and new residents. This will involve the introduction of new schools which must be built and running before new housing can be built. This also applies to doctors and dental practices. Currently waiting time of 3 weeks to get a doctors appointment which is getting worse. Additional doctors, medical centres and dentists need to be established, again before new housing is built. - Current businesses should not be forced out or made to pay higher rents/fees and independent businesses should be encouraged. Chorlton does not want to look the same as every high street with national chains.</p>
<p>I think the design needs to be high quality designed to last - no nasty finishing's, no Trafford centre design. It Needs planning to pay attention like they would pay to the city centre so we don't end up with a development like the one next to the Lloyds which should not have been allowed.</p>

We need more afforded housing chorlton probably needs more smaller homes for single person household.
Is there a limit setting on the number of "food eateries" and cafes, shops within a certain area?? I ask this as I would like to encourage more businesses to come to come to the precinct rather than restaurants. So that there are shop/boutiques that's are open during the day and offer a wider variety of shopping.
Complement the urban grain...??? Looks ugly. Buildings are to tall.
We need more parking for the elderly people in a safe place for taxis to stop. Enough disabled parking space. More area for business in chorlton.
KEEP THE PRECINCT AS IT IT.
Make sure there is good parking for taxis and other cars for disable people/elderly. No charge for taxis using the land no charge for picking up. - URGENT- What can you not now about taxi being charged??? I had to walk to the taxi rank I have a bad disability. - Precinct is loosing customers this has been long term
I think chorlton precinct should be eco homes owed my housing association.
If all this development goes ahead I believe it will create a lot of traffic in chorlton. My own interest is in ensuring it is safe to safely walk from the strfford side of willbraham rd to the shopping area. This includes having crossing lights at Oswald rd/ willbraham rd junction.
Chorlton needs some more social housing. Affordable housing more for younger familys/ single housing. How about eco housing? Very soon changes will need to be made reg car usage. Car parking is not a priority we need fewer cars.
I think it is stupid to build houses on this site there is other places that can be used to build homes and this area should just be kept as a shopping precinct and that alone there is plenty of parking space but people don't want to pay to park here
I would be very keen to see the needs of older residents taken into account. Manchester is supposedly and Age Friendly city and I would like to see older people's housing given a high priority as well as starter homes for younger people. There are many older residents who would like to downsize and have money to purchase a smaller property more suited to their needs. I would like the council to consider the possibility of a co-housing scheme as there is a co-housing group in Chorlton looking for space to build apartments. Can we try some innovative thinking around older residents needs that would get good publicity for the city. There should be safe bus stops and dropping off points and disabled parking and benches in the shopping area
For God's sake there's too much private housing! The house prices are disgusting as it is!
I think it is ridiculous to have flats or houses at the printinct. It is fine the way it is but maybe have some new independent shops and businesses. I think it will destroy the independence streak of chorlton and it will end up liking like anywhere else!
The current proposals have too many houses for the existing infrastructure in Chorlton to support. All the schools are oversubscribed and have no further room to expand on existing sites. We have lost a GP surgery in Chorlton recently and there is a national crisis in healthcare recruitment. More emphasis needs to be given to restoring/ repairing existing housing stock. The quality and upkeep of the roads are poor and in general Chorlton is already too congested with traffic to support another 90+ cars, not including the proposed development on rye bank road. - In relation to parking, the existing proposals could be improved by building shop units on a first floor level with car parking underneath.
The scale of the buildings suggested 8 to 9 stories high is inappropriate for the area. While the existing Graeme House is that tall it is set well back from the road. The plans are too big for the area. This key part of Chorlton is already too busy with traffic additional housing in this area on the scale suggested is not ok. The questions in this consultation are rather biased.
Tackle the begging problem, parking infringements and graffiti
The site needs a revamp but the additional housing crams more people and cars into a neighbourhood that is already over flowing with cars, there are not enough road spaces for the current residents of ryebank, Newport Longford Oswald and other roads.
Anything has got to better than what's there now
Chorlton already has a large amount of expensive housing stock. Introducing housing to this area will only benefit he wealthy who can afford to buy the townhouses. - - The existing shops, a large amount of which are independent retailers, should be retained, with their existing rent prices kept in place. I use many of the shops in the precinct and do not want to see this area suffer for the sake of putting in more overpriced housing.
If the idea is to bring more people into Chorlton, I would like people to be encouraged to use public transport - the roads are already clogged. Also we need more residents parking e.g. on Brudretts Road, where there is a already a real parking problem for residents and the road and pavement are in a terrible state of repair. - We don't need any more bars - already a problem with drunks at kicking out time. Chorlton is losing its family friendly atmosphere and turning into a place for people to drink.
We need more trees on Nell lane, opposite Loretto School.
There are better sites for housing than here, however if that brings in the investment to do the regen work - then it's needed. - - Trees, green roofs, landscaping, nice public realm, seating all important. Less room for cars and encourage people to walk/cycle is key - fits in with Andy Burnham's carbon neutral pledge and Chris Boardman's

new vision - so don't build a ruddy great car park where you could have quality green space which will see more economic uplift. Do it right!
A "BEECH RD FEEL" WOULD BE GREAT WITH INDEPENDENT SHOPS AND RESTAURANTS.
There has been public interest in increasing pedestrian safety. Has the traffic calming measures employed in Poynton, Cheshire been considered?
- Fewer residential properties and more opportunity for an attractive shopping area with a good quality supermarket e.g. Booths or Waitrose. - - proposal to create a pedestrian area on Wilbraham Road looks very interesting and I would support this.
Chorlton should have less fast food restaurants. Strict control of kerbside parking near those which already exist would make a big difference by reducing the town's congestion at all times of day and night. Encouraging more independent shops would better benefit the town. Good quality, short term parking would help in this. Steps should be taken to reduce traffic congestion, illegal parking as factors which reduce the air quality in the town centre. Priority should be given to safe transit of pedestrians and cyclists preferably through installation of separate cycle lanes.
I prefer Mr Richard Bangs proposal
I would like to see pedestrian friendly areas and a centre for chorlton to relax. Not car dominated as per usual.
More effort should be made to retain the existing local business. Chorlton has a very independent community identity, mass housing and 'new' development would completely change this. - More consideration of the community needs should be considered, such as the reopening of the leisure centre. Proving more housing without taking this onto consideration will stretch the already fragile community resources. More Consideration should be given to assist community charity projects, instead of concentrating on increasing housing as much as possible. There is a very good reason that people choose to live in chorlton, mass and unnecessary redevelopment will destroy this community
I think that the existing site should be redeveloped and ensure that the existing independent stores have a place there. I don't think providing expensive town houses is a good idea- house prices are already out of the reach of most people in Chorlton and I think providing affordable housing is what is needed- this will mean that younger people can buy houses in Chorlton.
I'm concerned that the housing proposed won't be affordable and will be bought by people not wanting to contribute to life in Chorlton but to rent them out and make money. There is already ALOT of property in Chorlton and with this ALOT of cars/traffic. I'm concerned about the impact housing will have on the already busy road network and how schools will accommodate extra housing.
Provision must be made for smaller affordable retail units for the existing independent businesses in the Chorlton Precinct. The failure to provide such spaces will compromise the character and appeal of not only the new development but for Chorlton as a whole.
The existing business outlets need to be looked after during this as they have kept the centre going and have livelihoods that need protecting. They are the most important aspect.
The crucial element is the design and retention of the local businesses who are located on here. e.g Frosts, Fruit and Veg shops. They should not suffer in rent hikes subject to a new development.
Office space. - - There is no decent office space in Chorlton. I run PR Agency One and we have an office here in Chorlton but if I were looking to move premises to bigger premises then where would I go. - - Retailers and restaurant era in Chorlton need support during the working week and the only way to support these businesses is to bring in money from staff who work in local offices. So make more Office space and support the retailers

Where has this private development proposal come from? We have been promised a makeover of the SHOPPING precinct for years which is supported. However, it appears that this has morphed into a private developers proposal which has never been discussed or requested by Chorlton residents, it services no interest or adds nay benefit or amenity to the local community and appears to be a money grab by the council its' pension scheme and associates. what will the impact be on local shops Over ver the last few years we have seen the closure of local business that have been in Chorlton for years. Will the new rents and rates be affordable for local business to remain under this proposal? - - A proposal for additional housing to be built over the existing limited car parking space is nonsense. Car parking is already very constrained and creates overflow onto the surrounding streets which then creates congestion. This will only get worse under this proposal. who has done the impact modelling and where is it? - - The whole plan is based on false and very naive assumptions that everyone who lives in Chorlton either rides a bike or catches the tram as they work in the centre of town. - - Not true, I drive to work which is in North Manchester and have to travel. Plentiful free car parking is essential if Chorlton is to continue as a thriving commercial centre. Over the years you have whittled this way allowing developers to build flats over every car parking space which has increased car ownership and created the congestion we now have. This new proposal compounds this situation. - - Why would anyone come to shop in Chorlton if a. they can't park and b. if they can they are charged. I can go to Hulme, White City, Urmston and the Trafford Centre to shop all have good free car parking. - - I always use the old Manchester Rd a public right of way ( now a designated car park) to get through Chorlton. Please confirm that this right of way will be maintained in the proposal. - - I support a revamped shopping precinct but do not support the rest of the proposal as it adds no benefit or amenity for local residents. How does the council prose to increase other facilities such as the chorlton centre GP medical centre which now has a 3 week non urgent wait? - - I would also question the validity of your consultation methods. I live in Chorlton but have not received anything throughly door about this proposal . Given the significance and scale of this development (and the level of disruption that the proposed build will bring over X? years to the town centre) why has the council not been more proactive in ensuring that all residents with an M21 postcode have been contacted directly ? - - How have our local councillors, who are meant to represent and reflect local resident views allowed this proposal to get so far without raising awareness with their constituency at an earlier stage ?

The proposals for the development on the site should carefully consider the current amount of on street parking congestion in the surrounding roads due to users of the current site not using the car park attached to it and instead using the surrounding residential streets. - - Any road traffic assessment carried out on the current car park usage should also take into account the amount of users that do not park here but use the on street parking in the surrounding area in order to assess the current and increased requirement for car parking. - - The scheme should also consider converting the adjacent surrounding residential roads to resident only in order to ease this current congestion. - - It is very important to local residents that small businesses that currently operate out of this area are not forced out due to either high rent increases or lack of available / suitable space.

The space needs to be fit for the future. As people shop online more, the retail space should be smaller units, suitable for independent shops, rather than aiming to attract any larger multiple retailers. We need to take a leaf out of Didsbury book, where many units are independent but high quality. We need a good mix of units including food, bars, restaurants, sports shops, cafes, and possibly another supermarket. However, I'm not sure we need another large supermarket. We could also do with provision of a gym. Although we have Hough end, people are becoming more and more focused on exercise, and we need sports provision. Please please consider a gym. Finally, we need more provision for local community space for meetings, for classes and so on.

A load of rubbish. The proposal to make Wilbraham Road pedestrianised is ludicrous. Traffic is bad enough as it is. The man who has proposed this has too much time on his hands.

Need to create some sort of town square facing on to Wilbraham rd (so feels safe at night). Also consider making that part of Wilbraham one-way and create a giratory that goes around the precinct land.

Keeping the independent nature of Chorlton is really important in the long term. - - Also having parking for visiting shoppers is essential

It is very important that the current, very useful shops are not priced out of the area. I have a fear that the new shopping precinct will be just 'chains' including bars and coffee shops rather than independent retailers.

<p>1. The loss of the pedestrianised area at the heart of the community will have a negative impact on community cohesion (this is in spite of the fact that the whole precinct looks shabby – which is due to lack of investment over many years). - 2. The precedent of Graham House as an indicator of the height of buildings is very contentious. Graham House is totally incongruous with the height of the vast majority of buildings in Chorlton centre and has long been considered as a 'blot on the landscape'. Building flats to the same height is most definitely not in keeping with the character of Chorlton. - 3. What makes Chorlton a popular area to live in and an attractive place to visit is the 'independent village' type feel of the community, despite it being so close to the city. There is a grave danger that over development and the loss of green and open spaces will completely change the feel of the area forever, and the appeal of the area will be lost, rendering investments in the current housing projects aimed at enhancing the community counterproductive. - 4. The planted area between the precinct and Manchester Road could be improved and made more attractive. However, there seems to be no ongoing goodwill or investment to do so. The plan to build the flats and shops right up to the pavement next to the road is likely to result in more noise pollution, pedestrian congestion and a 'claustrophobic' feel in that area, particularly as the buildings project upward as well as outward to the road. - 5. How much of the proposed housing will be affordable to average earners? How much will be social housing or available to rent. What will be done to ensure private landlords don't snap up the properties to cash in on the trend of a high rental market and resale value. - 6. Car parking is a major issue in Chorlton. At any time, there are additional cars parked along residential streets, across corners and on footpaths. The stretch of road along Wilbraham Road from the Santander Bank to the post office which has double yellow lines seems to have been afforded an amnesty from the parking attendant services. There are frequently 4/5 cars parked along this stretch of at any time of day and I have never in the past few years seen anyone be asked to move or parking tickets issued. Several drivers park here regularly and can be abusive to pedestrians. (as someone who often has a child/children in a pram I am constantly having to ask people to move off corners or pavements to enable me to traverse safely). As the plan for Chorlton Precinct and Ryebank Road is to encourage more people to live in the area, how will the parking situation be improved and enhanced? -</p>
Need to ensure that routes around the school and medical centre are improved and made safer for cyclists and pedestrians.
There should be a majority social and affordable housing on the site - there should be the same number of shops - cycle storage is not important but cycle parking is - there do not appear to be any protected cycle lanes or areas - view one shows cars parked in front of the houses - this should be pedestrian only - there should be more pedestrian-only areas - there should be retail units that the current traders can afford - -
A) The illustrations of the 'new' precinct area could have been enhanced by using a scale model as well as drawings. - B) I am concerned for the current shop keepers & how they could continue to function during the proposed redevelopment.
We do not have the infrastructure for further housing on this scale in the centre of Chorlton. 3 week wait for doctors appointments and schools full to bursting. We do not need any further bars or restaurants. We do need a leisure facility that includes a gym/sports hall and a community centre.
We are a high density population. Don't need 200 plus 'units' adding to the heart of Chorlton. Where are the services. Doctors over stretched - weeks to see some random locum if your lucky. Schools over stretched so had to build on the playground at Oswald rd. Rest turned into car park for teachers. Have bars coming out our ears and a new development of them will be saturation. Sports facilities moved miles away to withington. A gym would be better use than 200 plus units. Just out to make money. Chorlton full of second hand shops. Bring nationals your going to bring more cars and shops in. Currently nightmare to park in Chorlton at weekend and crossroads turns into a traffic jam most weekends. Don't mention match days. Even less parking and traffic jams.
Pictures shown of possible redevelopment look architecturally unimpressive a bit like Urmston and should be of a greater quality
The MOST IMPORTANT aspect of this redevelopment is that the existing independent traders are not forced out of business, either during the work by being evicted with nowhere to go, or afterwards by high rents etc. Chorlton does not need any national chains - people live here and come here precisely because we're one of the few neighbourhoods left that has independent shops etc. We also need offices and other workplaces, as we have lost a huge amount of daytime shoppers in recent years. This is crucial for existing businesses to keep going - we have already lost several shops because they could no longer make a living. There are already plenty of 'nighttime' amenities, there is no need to encourage more bars or restaurants. We don't need more estate agents or betting shops either. New housing is fine as long as it is affordable. There needs to be properly managed, affordable car parking.
The mix of businesses in the precinct is a real drawcard for me. I can do so much of my shopping in a convenient radius patronising anywhere from 5 to 10 different all in one fell swoop. I feel connected to chorlton because of this. which has not been the case in other areas I have lived.
Any housing must be affordable. Shops that those on low incomes use must be retained.
Public transport and a provision of a quiet public space is the most important to encouraging people to stop using cars. Also ways to combat littering and support positive recycling.

We object to the inclusion of tall 'gateway building' based on the precinct of the height of Graeme house. In the proposed development there will already be considerable gain in the overall height, Will the increase from the current single storey shopping precinct to blocks of the three storey. Graeme house is an ugly ill-considered 1970 building which spoils the local streetscape.

Any new development should learn from the mistakes not just replicate it.

Car parking should be free. The recent introduction of charge has been shown to have a damaging effect on the precinct trade, and resulted in increased parking in neighbouring streets.

I think whatever is planned should utilise as best as it possibly can green space, in order to get away from the hard surfaces that dominate that part of Chorlton at the moment. I'd be keen to see both apartments and retail/food outlets sharing the same environment and hopefully creating more of a community.

The development proposal for a mix of flat, housing and outward facing shops is good and we like the layout but there are issues with it that need addressing. Primarily:

- Parking and through traffic/congestion
- The styling of the development
- Use of the retail space

#### Parking & Traffic

There is supposed to be a provision for 200 car parking spaces, the same number as there are now for the precinct, however that will only be enough for the retailers and residents. It was suggested this was enough as many of the residents won't have cars and the existing car park is not used. The car park is not used because everyone parks on the local streets since parking charges and drive-through fines were introduced and with the cost of Chorlton housing most people will expect car parking and most people do have a car and that is why there is so much traffic in Chorlton already. Also, if we are redeveloped and there are more businesses, we want them to thrive and this means attracting more people to visit Chorlton to shop, not just locals, but from other areas too who will visit using cars. This is good for retailers, but it will bring in more traffic that needs parking and will cause even longer traffic queues down Barlow Moor Road and through the centre of Chorlton and down Edge Lane to Stretford. If the Ryebank Road development also gets the go ahead that's even more traffic passing through this area, Chorlton and the roads surrounding the school that already suffer from bad congestion.

#### Building Design

Generally think that Chorlton has suffered from development trends and design ideas of the time, not just in the past, but also over the last few years. In fact things those trends and design ideas move on all the time, but it seems decisions are made for the 'present' and not the 'future' hence we are left with the eyesore of Chorlton precinct, Graeme House and some flats and houses that are ugly and were so obviously built in a certain decade or in a particular style. We can't make such a huge investment and make the same mistakes again. The proposed housing backing on to the existing gardens of the Oswald Road properties where the car park is now is a great idea. In keeping. Apartments above the shops are also a good idea but they are NOT in keeping with their current design. Looking at View 1 and 2 in the brochure it is clear to see that the new combined retail/flat buildings are way too high and not what you would expect to find in a small, local community. They tower over the housing and it looks more like a Manchester City Centre scene than what we are, and always have been, Chorlton VILLAGE. Nor do we want another Graeme House that was also too high and stands out like a sore thumb in the surrounding area. The inward looking green space for residents in the existing design is a great idea but it is also vitally important that what people looking from the outside see. It can still be modern, but not overly so or with features that will become unfashionable, and there is no harm in it being in keeping and sympathetic to original Chorlton too. We have a well documented history and it is something we can promote ourselves on. Some of the independent retailers on Beech Road and along the row of shops facing The Lloyds are a good example.

#### Retail Use

We have too many bars and eating places/takeaways (not so much restaurants) already so there need to be some careful decisions about how the retail space will be used. The impression we get is that the council allow in any business that is prepared to pay the rent, rather than how it will benefit the community or how long it will last, so the proposed development is an ideal opportunity to prove us wrong.

The solution seems simple:

- Reduce the proposed retail/housing development in height by AT LEAST one level, preferably by half, either in height or the number of residential properties
- Reducing the height of the apartment block and/or halving the number of proposed apartments produces up to 50% car parking spaces for visitors.
- This will also reduce the impact on the current infrastructure and local services like the doctor, dentist, schools etc, yes the whole of the UK needs to provide new housing but consider everything realistically and in proportion, an extra 200 flats and the Ryebank Road development just cannot be supported in Chorlton
- The parking needs a free element, say 60 minutes without paying, then those that want to stop for essentials can do so freely and those that are staying for longer must pay. This should help to reduce the clutter in the surrounding streets.
- Future proof the styling of the development, mix it with some of the traditional styling, don't use any timestamp



features

- Allow some national retailers and proper restaurants into Chorlton to complement the independent retailers and bring money into our area instead of allowing more ephemeral bars, takeaways that literally litter Chorlton and businesses that are clearly not going to survive when there is a competitor next door or across the road!
- As for the traffic down Barlow Moor Road, try putting the bus stops in better places, not on the corner outside Santander where it stops traffic coming straight on from outside The Royal Oak or turning left from Wilbraham Road
- Move bus stops that are situated immediately before/after a crossing where traffic is stopped and before/after an island so cars can't overtake stationary buses as they can't get through the gap
- Also make space for buses to pull in so that the road remains clear, I believe we removed some of the pull ins for safety reasons, but is there any evidence this has resulted in fewer accidents or incidents involving pedestrians in Chorlton?
- Even consider how effective the bus corridor really is.
- All good for cyclists, I use the cycle paths, but so many people don't so perhaps there are places where the roads can be widened (some of Chorlton has pavements that don't need to be as wide) so there is more space for cyclists, buses and cars while pedestrians still have safe walking areas.

I say yes but I have not seen a specific proposal. My priorities would be to make sure that there is affordable housing and a mixture of quality chain stores one would do and independent traders. I would be happy not to more bars and restaurants as I think its bring chorlton down.

Any shop units should be affordable for small business and not let out to large chain stores, as large chains brands can be found easily nearby at the Trafford Centre or the city centre.

a) Having spoken to most of the existing precinct traders, they are universally baffled and unsure of their position re this proposal. These shops contribute hugely towards Chorltons continued popularity and they should be retained and encouraged at all costs, not kept in the dark.

b) I'm sure the development will go ahead if its profitable enough, but it's immoral and self defeating to refer to it being "sustainable". There's absolutely nothing sustainable about knocking down an existing building which works perfectly well in order to build another one.

of Kingdom Ecology and a resident of Chorlton has sent you a summary of his views as has Chorlton Traders Association. Both these coincide very much with my own . I would urge you to take account of both these sets of views : The summary is as follows

The redevelopment of the precinct offers the opportunity to provide a significant enhancement to the Chorlton Village area both economically and socially.

However, if the current development proposals are allowed to progress in an inappropriate and unsustainable manner, driven by the aim of making as much money as possible (both for the developer and through council tax), this will be at the expense of the existing local traders, residents, the local economy and the independent character of Chorlton Village.

To avoid these negative effects, we would ask the council to include the following aims and objectives within the 'framework' that will shape the future of Chorlton Precinct.

The primary aims of the redevelopment should be to:

1. Allow the site to continue to provide an important community resource including the provision of a range of small, independent shops in keeping with the local Chorlton character.

a) Development should result in no net loss of retail unit floor space.

b) Small retail units should be provided to encourage up-take by independent businesses, in-keeping with the local character.

c) Sufficient car parking should be provided to accommodate new residents, new shops and existing shops within the wider area.

2. Minimise economic impacts to existing traders within the precinct and surrounding businesses.

d) Where possible, opportunities to phase the redevelopment or to temporarily re-house the existing traders should be explored.

3. Encourage the existing daytime economy within Chorlton and avoid it being reduced to simply a commuter village providing dwellings for people working in the city centre.

e) The development should include some office space to encourage employment within the Chorlton Village area and promote the daytime economy.

4. Provide a range of housing (affordable, rented, family etc) but at a level which is sustainable within the existing community and not at the expense of other existing landuses which are of significant local importance (parking, office space, commercial units).

f) An assessment of the capacity of existing local resources and facilities (doctors, dentists, schools, local transport etc) should be completed to determine what level of housing is suitable and sustainable within the central Chorlton area.

5. Provide a new, visually appealing precinct complex which should not have a detrimental impact upon the surrounding visual appeal of Chorlton Village.

g) Any new buildings should be in keeping with the surrounding 2-3 storey structures and should not diminish the village's visual character.

h) Shop frontages should be set back from Manchester Road retaining existing green space where possible and allowing for traditional-style shop fronts with awnings and room for outdoor seating, display of wares etc.

i) Development should retain a pedestrianised public space and a car-free shopping environment

j) Development should provide pedestrian linkages

Chorlton Traders Association  
Response to Plans for Chorlton Precinct Redevelopment

10th December 2017

Jonathan Stanlake, from GVA, met with CTA on 12th October 2017 (see CTA minutes of the meeting). The CTA was concerned about the apparent lack of consideration or detail considering local traders, both within the precinct, and in the surrounding area. This is a response to that, and CTA would like GVA to respond as soon as possible, and would like to arrange a further meeting with GVA in order to reach agreement.

Principles of Large-Scale Redevelopment in the Chorlton District Centre:

- The Precinct is literally and metaphorically at the heart of Chorlton, which is a home for many people, provides a retail, social and cultural centre for residents and visitors, and provides a livelihood for those involved in local businesses. Redevelopment plans should at their core recognise and support this.
- Redevelopment should consider the future role of district centres and the High Street, and look to take the lead on ensuring Chorlton remains a success as a district centre.

The Chorlton District Action Plan 2010-2016 provides useful information on ways to plan its future:

"Chorlton District Centre is one of the strongest and most distinctive district centres in Manchester. To date it has seen organic growth, which has led it to become a neighbourhood of choice in south Manchester. The facilities, provided by the strong mix of retail, employment and public services, coupled with a recognised independent retail offer, attract people to Chorlton."

- The Precinct is currently run down and could be vastly improved but if that process drives out the independent businesses that make it successful, that would be a disaster.
- Any changes to the Precinct should be part of an overall cohesive community-based district plan, in partnership between the developers, residents, local businesses and the Council.
- What is the process for this redevelopment? What is the timeline, and what are the stages? At the same time as Jonathan was saying nothing had been decided, it was evident that numerous discussions had been had with various bodies.
- Chorlton is seen as a strong, vibrant district centre, with its diverse independent retail sector a key factor to this. However it is also vulnerable to current economic pressures and trends. The CTA report to Manchester City Council's Economic Scrutiny Committee District Centres Subgroup summarises this (see Appendix below for a summary). Section 7 covers several issues directly relevant to the precinct development. The Subgroup invited CTA members to respond to a list of questions, and to attend a meeting to present this evidence.

Issues Directly Affecting Chorlton Traders:

- For current precinct businesses, GVA should ensure that they can continue to trade successfully during and after any redevelopment, should they so wish.
- GVA should at the outset consult with businesses and discuss their individual needs and plans
- provision of alternative accommodation during redevelopment if necessary
- provision of appropriate post development accommodation, without rental increase
- ensure positive trading conditions are maintained, regarding noise, dirt, public access, trade access
- For Chorlton as a whole, GVA should equally ensure that a viable trading environment is maintained: access, environment, availability of car parking

If trade is adversely affected, independent retailers may not be able to survive. If they close then it is likely that they will be lost forever (for multiples, it is easier for them to close a branch, then re-open at a later date).

- Customer Survey: Some traders have already seen a drop in lunchtime footfall due to the loss of businesses in Chorlton. CTA conducted a small customer survey which shows that only a third of customers were coming to visit Chorlton because of a single retailer; a quarter were visiting other shops and 40% were visiting the precinct. This indicates the complex inter-connectedness of retail business in the area. The removal of one shop may well adversely affect the trade in others nearby. The redevelopment of the precinct will affect the whole of the Chorlton area, and GVA should take this into account, both during redevelopment and afterwards.

Response to Current Redevelopment Plans:

- Alternatives to bare-site redevelopment should be seriously considered: refurbishment, repurposing and so on of existing buildings.
- Adequate and appropriate public car parking should be available to serve the district centre (sufficient spaces, a free period for shoppers/visitor/residents/shop workers). It is not clear that the current plans fulfil this.
- The scale of the development should be considered, so that it merges with the surrounding areas and is integrated throughout the day (which the current centre is not, being locked at night for instance). The 8-storey build level in the current plans will overwhelm and dominate the surrounding areas.
- High standards of design should be maintained, so that the result architecturally enhances the area.
- The centre should enhance and complement the district, not compete against it. This is especially so for retail provision, so that it caters for the diverse community in the area.
- Affordable housing, public space, community facilities, and non-retail employment opportunities should be part of the scheme. It is not clear that the current plans include these. Chorlton has lost several businesses (and Graham House is another), which means it starts to drift down the dormitory town route. GVA should consider what factors make a district centre viable (and what will in the future), and ensure that the development meets these

requirements.

- There should be provision of lower cost share spaces for non-retail business, including office and workshop space, and smaller retailers, to benefit the local economy and preserve the independent trading characteristic of Chorlton, and in particular developing daytime footfall for traders. As well as creating local employment and economic growth it is important that Chorlton continues to have a diverse and thriving commercial centre so that it doesn't become just a large housing estate with major chains of shops and restaurants. The local economy should be as vibrant in the daytime not just when commuters return from the City Centre. Currently there is no provision in the proposal for any economic aims such as prosperity and growth for the area.
- As well as retaining and developing retail, any redevelopment should offer existing office tenants space (it is unclear what evidence GVA has that existing office tenants would not wish to stay).

#### Appendix: Chorlton Traders Association Evidence to Manchester City Council Economic Scrutiny Committee's District Centres Subgroup

Minutes of the meeting can be found at:

[http://www.manchester.gov.uk/meetings/meeting/2941/overview\\_and\\_scrutiny\\_district\\_centres\\_subgroup/attachment/22031](http://www.manchester.gov.uk/meetings/meeting/2941/overview_and_scrutiny_district_centres_subgroup/attachment/22031)

Chorlton Traders Association

Manchester City Council, District Centres Subgroup

Evidence from External Witnesses

(Unicorn Grocery)

29/11/2016

#### (A) SUMMARY OF QUESTIONNAIRE RESPONSES

2 Why you based your business in its current location/ what do you see as the main benefits of that location for your business or another business like yours?

location, thriving independent shops, speciality shops, 'foodie' scene + reputation, local, vibrant local community good footfall, customer requirements/knowledge, local residents, creative, liberal-minded, arts base,

3 What are the main drawbacks of that location for your business?

lack of free customer parking/behaviour of operator + knock-on effects,  
school pickup parking  
variation in footfall  
crippling business rates (difficult to compete with multiples and Trafford Centre)

4 If you were relocating your business to another district centre (area of Manchester) what would be the key attributes of the area that you would be looking for and why?

Local demographic  
reasonable prices (rent + rates)  
parking facilities  
traffic access  
public transport hubs/access (broader geographical reach)  
facilities: shops, cafes, Unicorn(!)(brings in the footfall)  
Good footfall  
Existing range of thriving businesses; small independent retailers  
diversity of businesses  
High standard of maintenance on roads/pavements

5 Name one thing you think the Council does well which supports businesses in your area.

rubbish removal/recycling  
local councillors participating in CTA: 2-way dialogue  
not sure/very little  
library service  
District Plan compiled (but not really implemented, 2010)

6 Name one thing you think the Council has the opportunity to improve to support businesses in your area. Biggest issue for Chorlton is parking (as a consumer and as a business)  
rubbish collections

(precinct) free parking for customers  
safe cycle lanes + cycle facilities  
lower business rates; widen relief threshold  
traffic congestion  
improve facilities (eg public toilets)

#### 7 Any Other Comments

[note: I did not go through all the following points in the meeting, due to time limitations]

Precinct is very run down and could be vastly improved but if that process drives out the independent businesses that make it successful, that would be a disaster.

Other key empty buildings awaiting redevelopment, e.g. the former leisure centre and the Social Services office: new occupants/uses need to be found for these that complement the local offer without causing problems, e.g. by not having enough parking, or by driving out local independent businesses.

Declining diversity of businesses, especially in centre. (bars, takeaways, betting, charity) litter

Fantastic reputation for being highly creative and has a rich artistic heritage, which includes the birth place of Cosgrove Hall. Reflect and celebrate this in centre. We should make a bold statement right in the middle of the borough that shows how different and great the area is.

Chorlton is a community-based centre with independent, local traders; variety and themed, offering alternative to chains and multiples; speciality and independent foods, crafts/gifts, arts venues, recycling, meeting the needs of very mixed demographic (e.g. not just high-priced)

If we sustain a critical mass of a varied group of independents, then Chorlton will prosper economically, and the community will be healthier, physically and mentally. The Internet will impact, but there are always things which people will need a physical venue, where 'experience' is important (community, meeting friends, browsing/shopping, creativity, performance, eating/drinking)

Otherwise over time the wealth and health of the community will decline/the area will become a dormitory town.

Need for careful community-focussed planning and support, to sustain the critical mass of trades, to ensure Chorlton remains a place worth visiting.

Infrastructure planning to develop Chorlton as an attractive place: traffic management + parking to ensure good access (including public transport + cycling); enhancing and planning of public realm and street furniture and open spaces.

Great opportunity, with arrival of tram/cycleway, and forthcoming large development areas: need for coordination between existing traders, council and property owners, to create community-based business district (e.g. dangers in each case of existing independents being pushed or priced out during developments).

Chorlton has lost several large (non-retail) businesses: open university, social services, Cosgrove Hall (soon to lose Graham House?); would be great to attract businesses back (after all, they provide footfall)

END OF SUMMARY

As a resident of Chorlton, I believe the precinct is in need of investment but it should be maintained as a precinct. I have always felt that it is a community hub of activity. It is an area to meet in and is more sheltered from the road traffic noise and pollution, and the elements. It is also safer for families with children, as it is away from the very busy roads. The fact that shop units are not front facing is not problematic, as the precinct is well sign-posted and well known and accessible. The precinct is in need of a more modern facelift, however. The area in front of Graeme House, as you enter from the car park is a bit of a bleak, dark corner and needs to be improved. The car park is also not very aesthetically pleasing and is not very safe for pedestrians. There is currently a good mix of independent and national shops in the precinct. I do not believe that this redevelopment should include any residential use on the precinct footprint. I do not believe it is needed and I feel that the development will be of an unsuitable height.

Chorlton does need affordable housing, but this should mean the existing housing. I do approve of some residences on the opposite side of the car park, on the former footprint of a residential road, though. These would benefit the two older houses that remain there, to be included along a street of neighbours instead of in a car park. I feel that any residential development would put a strain on already oversubscribed schools and we now have no leisure centre either. The public realm area would be a nice, safe improvement for pedestrians and cyclists.

I am disappointed that the survey is not well designed. It does not give scope for residents to say they do not agree with any of the listed options in some sections. I think it would also be better to have comments boxes at the bottom of each section, rather than putting all extra comments at the back. However it is good that you have given space for as many extra comments as we wish to make.

I would like to see a development which:

adopts a collaborative and consensual approach to the development of proposals with the voice of the local community at the heart of the process;

is distinctive and imaginative, embracing innovation in its design and planning whilst responding to the character of the local community and respecting the views of those residents on the perimeter of the site;

reflects the needs of the local community, providing shops, businesses and housing affordable to local people and offering choice in tenure, building size and lifestyle, reflecting Chorlton's historic pattern of mixed scale and use;

has green space and minimises the ecological, environmental and visual impact of the site and recognises its carbon footprint responsibilities;

make a positive contribution to the surrounding area in terms of traffic management, drainage, roads and amenities.

Instead of standard housing design this development could be imaginative, innovative, distinctive, creative, in keeping with and enhancing the fairly unique character of Chorlton. It could be environmentally friendly with design excellence in line with the NPPF.

I propose a development of eco houses which are as near carbon neutral as possible. Some of these could be Scandinavian style, mainly timber, possibly modular construction. They would be well insulated, have sustainable energy sources, and possibly water recycling features.

This is in accord with The Manchester Strategy 'Our Manchester' and the Manchester Core Strategy 2012. This would also help towards the council's stated aims of carbon reduction of 44 % by 2020 (Manchester Core Strategy) and 100% clean energy city by 2050. Another stated aim in the Manchester Core Strategy 2012 is to be at the forefront on environmental initiatives and mitigating climate change.

There should be full access to shops, businesses, some housing and parking for those with mobility problems, which will also help those with prams and buggies.

This development could also act as a beacon for other new developments.

The development should also be mixed tenure some owner occupier, including affordable homes, and some social housing for rent. Now the rules have been relaxed on borrowing and funding for Housing Associations it is possible for them to build without relying on s106 money. Homes should be a good mix of 1, 2, 3 and 4 possibly bed properties.

This is in accord with The Manchester Strategy 'Our Manchester', Manchester Core Strategy and Residential Growth strategy and the NPPF. It is also in line with Manchester Residential Quality Guidance, Providing for Housing Choice Supplementary Planning Document and Planning Guidance.

I would encourage the landowner and developer to make the response to climate change a central feature of the development's character. The appetite for environmentally conscious living is strong in this area and sustainable housing would be seen as a key selling point for future residents.

I therefore strongly encourage the landowner to focus on engaging with a development partner or partners who share this commitment to genuinely sustainable development.

1 Contribution of the precinct to Chorlton - To consider the proposed redevelopment of the Chorlton precinct in relation to the surrounding mix of housing, community and commercial/social enterprise facilities and to look at what could be enhanced and what is missing. For example, how could the adjacent health centre relate to the new development. There is a lack of a good quality community hub-type resource for Chorlton. Could this be incorporated as a concept at this stage? Whilst housing and commercial activity is envisaged there must surely be a role for culture and arts facilities – a great strength within the Chorlton community, but lacking a central Chorlton focus.

2 Overall built form – Whilst accepting that Graeme House sets a precedent for building height, it has never been in keeping with the other local building in the areas. Does the development really need to be so high?

3 Numbers of homes – The proposed number of homes will inevitably put pressure on local facilities such as primary health care and schools – which I understand are already oversubscribed.

4 Increased traffic and parking – This is a challenging issue, where the development framework should not be approved in isolation to a wider transport/parking plan for Chorlton centre and other planned housing developments. Factors to be considered include: traffic management and traffic calming measures in the wider area, safe walking routes and drop off for local primary schools, safe walking routes to bus links and the Metrolink, provision for cycling and cycle parking, access for people with mobility issues, facilities that promote car sharing, green measures such as electric vehicle charging points as standard for street level accommodation and throughout the car parking area

5 Sustainable building overall – There is a great opportunity for this to be an exemplar “green” development – built with high standards of thermal insulation, with solar panels, collecting and recycling rainwater, and, because of its scale and mass, creating, storing and redistributing electricity on site.

6 Current role of the precinct and impact on local people - Whilst accepting that the precinct does need physical redevelopment consideration should be given to the impact on local people should the current businesses change significantly. The precinct is currently a central Chorlton place which people from a wide range of ages and social economic backgrounds travel in make use of, and at the same time use neighbouring facilities such as the library. There is a risk that the redevelopment will become “gentrification” and exclude some older and less well-off people (depending in the mix of shops); and further exclude these groups from the centre of Chorlton.

7 Age friendly precinct -There is a great opportunity to develop the precinct an age friendly place for older people to live in, shop, to enjoy; to create a vibrant place where older people are welcomed and can build connections with others in the Chorlton community. This would support the Councils strategy Housing for an Age Friendly Manchester . Both the process of planning and redevelopment of the precinct and its final shape and form, gives great opportunities for Manchester to demonstrate action under its all of its five age friendly principles set out in Living in Manchester, our age-friendly city.

8 Age friendly housing and cohousing - Housing provided should accessible and suitable for people with mobility issues, thus enabling people to stay at home for longer as they become older and less. There are a number of added benefits of making the accommodation in the precinct attractive to older people in particular. These include: improved community safety through increased surveillance at different times of the day, reducing pressure on local schools, creating opportunities for mutual support thus reducing demands on health and social care, keeping the assets of older people within the city and releasing larger family homes in to the market in Chorlton as local older people downsize.

9 Management and development of the precinct. – The facility should as far as possible be seen as something that is “owned” by the people of Chorlton. A first step would be discussions with the GM Pension fund about how local people can be further involved in the vision for the development and its subsequent management. There will many models that can be considered for this. Whoever has the long-term interest in the management, and the commercial return in investment, is likely to benefit if the housing, community and commercial elements have the support of local people throughout the process.

A number of these issues have been shared with local Councillors who are supportive of members of the local community having a greater say.

I am a member of the Chorlton cohousing who are interested in exploring an element of the development for this purpose. We envisage a development of around six-two bedroomed apartments at street level with garden space and some communal facilities. Contact details: [chorltoncohousing@gmail.com](mailto:chorltoncohousing@gmail.com)

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A number of these issues have been shared with local Councillors who are supportive of members of the local community having a greater say.

I am a member of the Chorlton cohousing who are interested in exploring an element of the development for this purpose. We envisage a development of around six-two bedroomed apartments at street level with garden space and some communal facilities.

Though I'm quite fond of it, the precinct is quite shabby and I can see benefits from a redevelopment. One of my big concerns is that after development the rents may then go up so high that independent businesses will find it too expensive. Part of Chorlton's' special character is the high proportion of independent shops, businesses and cafes and many of us living here want to keep it that way and foster this. We don't want another faceless high street full of national chains. I would like to see something in the plan about how the development of the precinct site will ensure that existing businesses in the precinct will be able to be rehoused there afterwards and not priced out, and how the design of the retail and business spaces will be designed, built and developed in a way that enables small/independent/local businesses to be able to get/use/afford them.



Hi there,

My partner and I have been Chorlton residents for 7.5yrs and have lived in South Manchester for 13yrs. We live just off Longford Rd and are lucky enough to be homeowners. While I am not adverse to the precinct being redeveloped, I am adverse to some of the (intended or otherwise) effects of redevelopment. In particular, I think the below should be taken account (and having spoken with numerous other local residents, I suspect these will be recurring themes):

1) To ensure the existing businesses are looked after and to ensure the new businesses are not just a load of Tesco local-esque developments or coffee shop chains. The precinct already has Boots, Quality Save and Costa, but it also has Frost's Butchers and the little greengrocers, which I go to most days but don't know the name of - these latter two in particular need to be protected and looked after if their businesses are affected during the redevelopment. Chorlton is blessed with a number of (seemingly) thriving independent shops - and not just ones that sell ornaments on Beech Rd - but little greengrocers that sell mostly unpackaged fruit and veg for reasonable prices. It is the council's job to protect them and not allow ANOTHER supermarket chain to open up and potentially lead to their closure.

2) Ensure that however many residential units are built there is sufficient car parking both for residents AND for those travelling into Chorlton to do their shopping. This means the car parking that is currently available would need to be significantly increased, with potentially an area just for residents and another area for those wanting to shop. The Oswald Rd area already gets pretty busy because of the school, so the car parking needs of residents, shoppers and parents all need to be carefully considered.

3) Affordability of residential units and not allowing them all to be taken by private buy-to-let landlords: I don't know this would be managed, but please don't let this become 100+ residential units that are unaffordable for the vast majority or controlled by private landlords who allow potential tenants to enter into bidding wars just to rent somewhere.

On a separate, but related note. I know 'gentrification' is a buzz word and that to a greater or lesser degree I'm part of it, however, one of the beautiful things about Chorlton (unlike, for example, Didsbury) is that it actually feels like quite a few different people live here and that it isn't just full of bars, restaurants, mini supermarkets and coffeshop chains. Please don't let the precinct redevelopment become a bland, chain-y, unaffordable (and potentially ugly) space. I have no doubt, Chorlton is in need of more housing (everywhere is), but there is the possibility to do this properly. In the long-term, I am certain this would be more beneficial.

Your questions are too leading!

Many aspects of the proposed redevelopment are good - improve Manchester Road, better landscaping, more housing in Chorlton. However, my main concerns are:

1) We DO NOT need more chains stores in Chorlton. They homogenise the high street, drain local character and have poor labour, corporate and tax practices.

2) How many new residences will there be, and will there be adequate parking facilities for every new resident. The surrounding streets are already full.

3) Further gentrification of Chorlton. New housing should be affordable.

Having seen the proposed plans and attended a meeting I am concerned on a few points.

The height of buildings that front the main roads. These appear too high on Manchester Road

That "affordable" housing doesn't mean inferior housing which quickly deteriorates and has a negative effect on the area.

That Chorlton doesn't become overrun with yet more fast food establishments and that independent retailers are given preference over chains.

That the unique atmosphere and quality of Chorlton is maintained.

The proposals seem to lack an age-friendly design approach and have not incorporated age-friendly principles. There seems to be no consideration of the challenges facing older residents in terms of walking distances, public seating / resting requirements, etc. Age equality needs to be a core principle of the design, essentially a lifetime approach to the framework. With an ageing and established older population in Chorlton who are often property rich but cash poor the needs of this community need to be included in the design plans. What consultation has taken place with older people's groups such as Chorlton Good Neighbours, the Age Friendly Manchester Board or the Age Friendly Manchester Design Group?

Chorlton has thrived due to the diverse and local retailers. This is what attracts people to shop and live here both during the day and in the evening.

There is lack of car parking in Chorlton that reduces the number of shoppers visiting the centre.

A large residential development will increase car parking demand with a net reduction in car parking spaces for visitors. This will affect the entire centre of Chorlton in a very negative way.

I have mixed feelings about this proposal.

On the one hand this redevelopment could provide an opportunity for social and starter homes. However, I do have some concerns:

(a) Impact on existing businesses. This is my major concern. The proposed redevelopment appears to strike right through an area where there are already a number of quality independent retailers. One of the joys of living in Chorlton is that you can shop locally at independent shops - a butchers, green grocers etc. I am concerned about what would happen to these businesses during the development. I am also concerned about who would own the new development and set the rents - will these go up making it more difficult for small independent retailers meaning that a load of unwanted chain stores will move in?

I wonder if it would be possible to put some houses here in place of the disused office space without effecting the existing businesses which are at the heart of the community.

(b) The proposal appears partly predicated on the desire to "spruce up" the appearance of the shopping area by making it face the street. I don't agree that this is necessary. This is simply gentrification which would alter the character of the area. Chorlton is a wonderful area to live in as it is.

(c) Parking there is a car park which is adequate. It is currently reasonably priced. I am hugely concerned that the developer would put a large premium on parking.

The precinct needs redevelopment. Chorlton centre needs a working car park. The current car park is pretty unusable due to the poor way in which it is operated. Local residents are too scared to use it as parking fines seem to be given even when fees are properly paid.

However, this should be a car park which is free to use for those shopping in the local area. Or at the very least 30 mins free parking should be given. This would help to support local businesses.

It is very important that existing retailers are retained. This may mean the city council supports these businesses (the independent ones) through business rates breaks and supports them to find temporary accommodation during the redevelopment period.

Adding new housing in the centre of Chorlton will stretch local amenities beyond capacity. The local area cannot take anymore residents. Housing should be built elsewhere, not in central Chorlton.

Businesses are important to keep in area however and offices should be retained. This helps to keep the centre busy and means office staff will buy from local retailers.

In short, the centre should be redeveloped but this should be concentrated on retail and office space as well as reasonable car parking facilities.

Support existing independent businesses back into the redevelopment, but Chorlton DOES NOT have the infrastructure to support all the extra residents proposed for this site. The space would be better suited as office/business space above the shops. No more bars! Chorlton has become leary in the evenings and feels unsafe to walk through with so many existing bars & take aways.

The options do not offer "no redevelopment" with investment in making the existing more attractive. I have prepared an alternative view to redevelopment and passed it to the CTA, GMPVF, GMPF etc and will send a copy to the Council consultation address.

There is no mention in the proposals of any ideas to build a Precinct with low carbon emissions, except that a redevelopment will have to meet current building regulations.

Redevelopment is "business-as-usual" and yet we are faced with Climate Change as the greatest challenge to humanity we have ever faced. There is the opportunity to up-grade insulation to high standards, there is the opportunity to install renewable energy sources to power the entire existing precinct, by means of ground and air sourced heat pumps and pv solar panels on the gable of Graeme House. There is the opportunity to convert, say, five floors of Graeme House into affordable apartments since prior approval exists.

In this way the embodied energy in the existing buildings would not be wasted and extra energy used in redevelopment. Bricks, concrete, steel, aluminium, glass all need large amounts of energy to produce and would generally be wasted in a redevelopment.

Let's be bold and act to reduce carbon emissions, show the whole region's community that our city can create a lead for the sake of future generations.

We are a group of 6 older home owners who see the benefit of selling our larger three and four bedroomed family homes in Chorlton and having smaller, more accessible, energy efficient homes.

Chorlton is a mixed age community but there are no specific proposals for mixed residential housing in the Ryebank or Precinct plans. We are very interested in being part of either development.

We are looking for a block of six self-contained two-bedroom flats with a shared garden and some shared indoor communal space where we can live near each other for mutual support as we get older. We would like to include design features that allow, over time, for adaptations for people with restricted mobility. At present, there is no opportunity locally for older people to create their own community. Cohousing fosters communal support rather than isolated elderly people's housing; and will, by people helping each other more, save on health and social care costs in the future. .

In respect of the Chorlton District Centre proposals we would argue that a three storey block of six apartments would fit into a three storey town house development and with convenient access to shops, medical and other facilities makes good sense in terms of the city's objective to be an Age Friendly city.

We are currently formed as a limited company Chorlton Cohousing Company Ltd, and are part of a national co-housing network. (<https://cohousing.org.uk>) We are very interested in speaking to the Council, the land owners, architects and developers about our ideas. We would want our proposal to fit in with the wider redevelopment plans and incorporate the best in innovative eco-friendly construction. Our contact is [chorltoncohousing@gmail.com](mailto:chorltoncohousing@gmail.com)

Chorlton currently enjoys a good mix of shops and amenities.

A major draw for Chorlton is the availability of high quality independent facilities mixed in with larger business, and an environment for them to thrive together.

This isn't simply the obvious well known retailers, but a whole diverse mix. From the freshly baked bread at the artisan Deli, to the everything for £1 bakery, the choice is there, and the 2 coexist very well together already. The reason our community is able to thrive is its current balance. The retailers and businesses currently in the precinct offer a diversity to the area that will be lost with these proposals. The redevelopment will take so long that all of the retailers will have to relocate during the lengthy process and many simply won't return. Rents are sure to increase, and this will inevitably price out many of these important independent retailers that currently serve us, to be replaced with what? There are currently many large chain food retailers in the area, with a number of Tesco's, an M&S Food, and several Co-ops all operating within the Chorlton area. This is all in addition to the large supermarket already right in the centre. These are all useful to our daily lives as local residents, but we don't need simply more large chains offering the same content and products that we already have on our doorsteps. Provision is good as it is. The precinct currently provides a good mix of shops and the proposals are dependant on new units generating much greater incomes from these business to pay for it.

The development proposes underground parking provision, which will cause me personally a problem as my vehicle wouldn't manage to get under the hight restriction and will struggle with the regulation space sizes. But that aside, its likely that queue's of vehicles could form out on to the high street, as cars struggle to try to find a space in what will have to be a cramped and squeezed space. This currently protected as the layout of the current carpark allows for this. The parking provision for Chorlton Family Doctors operating next to the site will be swallowed up and moved underground. Very unhelpful with poorly Children. Any extra accommodation units will inevitably cause a huge strain on parking in Chorlton.

The leisure centre hasn't been adequately replaced since its closure, which has had a negative impact on the local community, and increased traffic congestion on the parkway as a result. We are no longer able to walk into the centre of Chorlton and pop to the shops whilst the kids have their swimming lessons. We now drive out of Chorlton, to the new facility at Hough End. (no time to get the buses there as I still need to go to the shops, which are in the other direction) or cycle as there isn't a safe enough route for my kids to use. The provisions at the new centre are very lacking and Chorlton dearly still needs a leisure centre. The fact that there already is one here suggests it would be an awful idea to create unnecessary housing to replace it.

Chorlton's amenities won't cope with the extra residents that these proposals will bring. The whole supporting structure of schools, doctors dentists, parking for locals, parking for visitors, etc etc will struggle if more people are depending on them. There is nothing in these proposals to help to protect and maintain any of these aspects of our lives.

I believe this proposal will not benefit Chorlton and the lives of its residents in its current thinking. On the contrary, I believe it will cause an unnecessary and dramatic change to the community and negatively impact on locals. This proposal really does need to have a substantial rethink to turn it into something positive and community based.

#### Response to Current Redevelopment Plans:

- Alternatives to bare-site redevelopment should be seriously considered: refurbishment, repurposing and so on of existing buildings.
- Adequate and appropriate public car parking should be available to serve the district centre (sufficient spaces, a free period for shoppers/visitor/residents/shop workers). It is not clear that the current plans fulfil this.
- The scale of the development should be considered, so that it merges with the surrounding areas and is integrated throughout the day (which the current centre is not, being locked at night for instance). The 8-storey build level in the current plans will overwhelm and dominate the surrounding areas.
- High standards of design should be maintained, so that the result architecturally enhances the area.
- The centre should enhance and complement the district, not compete against it. This is especially so for retail provision, so that it caters for the diverse community in the area.
- Affordable housing, public space, community facilities, and non-retail employment opportunities should be part of the scheme. It is not clear that the current plans include these. Chorlton has lost several businesses (and Graham House is another), which means it starts to drift down the dormitory town route. GVA should consider what factors make a district centre viable (and what will in the future), and ensure that the development meets these requirements.
- There should be provision of lower cost share spaces for non-retail business, including office and workshop space, and smaller retailers, to benefit the local economy and preserve the independent trading characteristic of Chorlton, and in particular developing daytime footfall for traders. As well as creating local employment and economic growth it is important that Chorlton continues to have a diverse and thriving commercial centre so that it doesn't become just a large housing estate with major chains of shops and restaurants. The local economy should be as vibrant in the daytime not just when commuters return from the City Centre. Currently there is no provision in the proposal for any economic aims such as prosperity and growth for the area.
- As well as retaining and developing retail, any redevelopment should offer existing office tenants space (it is unclear what evidence GVA has that existing office tenants would not wish to stay).

To avoid these effects, we would ask the council to include the following aims and objectives within the 'framework' that will shape the future of Chorlton Precinct.

The primary aims of the redevelopment should be to:

1. Allow the site to continue to provide an important community resource including the provision of a range of small, independent shops in keeping with the local Chorlton character.
  - a) Development should result in no net loss of retail unit floor space.
  - b) Small retail units should be provided to encourage up-take by independent businesses, in-keeping with the local character.
  - c) Sufficient car parking should be provided to accommodate new residents, new shops and existing shops within the wider area.
2. Minimise economic impacts to existing traders within the precinct and surrounding businesses.
  - d) Where possible, opportunities to phase the redevelopment or to temporarily re-house the existing traders should be explored.
3. Encourage the existing daytime economy within Chorlton and avoid it being reduced to simply a commuter village providing dwellings for people working in the city centre.
  - e) The development should include some office space to encourage employment within the Chorlton Village area and promote the daytime economy.
4. Provide a range of housing (affordable, rented, family etc) but at a level which is sustainable within the existing community and not at the expense of other existing landuses which are of significant local importance (parking, office space, commercial units).
  - f) An assessment of the capacity of existing local resources and facilities (doctors, dentists, schools, local transport etc) should be completed to determine what level of housing is suitable and sustainable within the central Chorlton area.
5. Provide a new, visually appealing precinct complex which should not have a detrimental impact upon the surrounding visual appeal of Chorlton Village.
  - g) Any new buildings should be in keeping with the surrounding 2-3 storey structures and should not diminish the village's visual character.
  - h) Shop frontages should be set back from Manchester Road retaining existing green space where possible and allowing for traditional-style shop fronts with awnings and room for outdoor seating, display of wares etc.
  - i) Development should retain a pedestrianised public space and a car-free shopping environment
  - j) Development should provide pedestrian linkages

Despite their heavy investment in fossil fuels the GMPF can reduce the cost of energy use on this site by incorporating renewable energy in any development or regeneration. Air or ground sourced heat pumps could supply a considerable amount of energy for heating and hot water. This could be reflected in the lease cost to tenants. There is much scope for incorporating solar panels to produce electricity, the south wall of Graeme House is an ideal location. The cost of solar panels is constantly falling and battery storage or grid feed-in will reduce energy costs.

The 70's construction of the existing precinct buildings does not include thermal insulation or mechanical ventilation with heat recovery to current performance standards. These can be installed/upgraded to reduce energy use and thereby reduce costs.

Window performance is unlikely to match current performance standards in relation to double/triple glazing and weather sealing. Renewal will further reduce energy use.

Despite the poor quality of the refurb the precinct is hugely popular and vigorous with occasional buskers and outdoor cooking. What can be done to regenerate without redeveloping?

Creation of a safe and pleasant access to parking and through route for pedestrians. At present on the line of the former Manchester Road there are no pavements.

There is a need for landscaping of the parking area, and since it is rarely densely occupied, the space is available. This aspect includes attractive lighting, clear pedestrian routes and attractive planting, better drainage and more convenient metering or preferably free parking.

The paving and drainage in the mall should be replaced with quality materials and good lighting.

All heating should be by renewables even with ground sourced heat piping under the car park

The provision of toilets is vital and arrangements could be made in association with one of the retail outlets. The lack at present is just not civilized.

2. Further design elements to enhance the quality of the environment for shoppers could include a textile membrane canopy over the Mall and the central square, raised above the roofs for ventilation and with indirect adequate lighting. Imagine translucent day lighting under weather protection, like the Piccadilly Station concourse where they have solved the bird access problem too.

3. There is space for additional shop/kiosk units on the Barlow Moor Road frontage with good paving, planting and well lit glazed display cases showing goods available in the Mall, and a proper bus layby and shelter. This area was never designed it just happened.

4. Considering Graeme House, housing can be provided with the conversion of floors of the office block, with balconies and planting to create green building. Extra insulation can bring the thermal standards up to meet or exceed current regulations, and solar pv panels covering the south gable together with air sourced heat pumps would provide renewable energy to reduce the energy costs. The Government have legislated to give prior planning approval for this type of conversion and this proposal can meet the need for more housing in Chorlton. In Graeme House flats could have more floor space than the sizes common today with no living/dining/kitchens.

All the above is possible giving thermal and energy efficiency as well as a more viable pleasant

The Greater Manchester Property Venture Fund, as stated in the consultation document for the Chorlton Precinct, has the following aims\*\*\* :-

improved public realm and environment in the centre of Chorlton, for example landscaping, paving and trees.

Enhancing the overall design of the precinct. Revised retail unit layout and stronger interaction with the surrounding Chorlton street scene.

Creation of a range of residential accommodation.

All the above can be achieved without demolition and rebuild with the added advantage that most traders will not be disrupted and the regenerated Precinct will be familiar to local people and customers. Of course it is recognized that redevelopment would improve the energy efficiency, however, retrofit could definitely be done to a higher standard at lower cost. The question is has the developer examined this ?

The almost forgotten Stern Report on climate change, recent reports of the UN's World Meteorological Organization and others have all stressed the fact that we have little time to address the problem of climate change before runaway change takes place. It has also been proven that to change to a low carbon economy is essential and more economic than would be the case if we do not cut emissions. This is the reality of our situation and the basis of this alternative view for the regeneration of our Chorlton Precinct.

None of the three projects now subject to a consultation process have noted any commitment to reduced energy use and energy efficient buildings beyond that required by Building Regulations. There is no indication that the developers will be required to include renewable energy technology in their projects, or provide super insulated buildings.

<p>Chorlton centre is very congested, noisy, with very high levels of air pollution, and is not suitable for new housing. We badly lack new office space.</p> <p>Rents for shops should not push out existing independent retail units.</p> <p>The existing model of retail units which face away from Manchester Road, providing a pedestrian open market, protected from traffic, should be retained.</p> <p>Car parking should accommodate shoppers and office workers; a period of free parking (c.2 hours) is needed to encourage shoppers and to prevent car users from parking on adjacent residential roads. It should remain open air parking. A large indoor car park would be out of keeping with the area.</p> <p>Vehicular access to north and south must be retained. Nicolas road must remain a two way road.</p>
<p>Sufficient parking is desperately needed to allow/encourage people to shop in Chorlton. There is also a need for more small and more varied businesses to serve the local population.</p>
<p>It's fine to talk about encouraging cycle/pedestrian/public transport use BUT should be realistic about need for car use to carry heavy shopping, for older people etc. Retail rents should be kept reasonable to ensure and encourage a mix of independent retailers that give Chorlton its character - otherwise it'll be just like everywhere else!</p>
<p>Any redevelopment should include genuinely affordable, preferably social housing. The present definition of "affordable" in Manchester, although more realistic than some national definitions is still beyond the reach of some Manchester residents.</p>
<p>I'm a regular to chorlton precinct. I shop alot from quality save, boots and other shops within the precinct. I have never been happy since they started charging for parking in the precinct car park and this has caused alot of conjestion in all around chorlton, people don't want to pay £1 if we just have to pop in for a short while in shops such as collecting meds from boots pharmacy. I'm afraid the new plans will make parking worse. I've been fined a couple of times for just coming to precinct for less then 10 minutes and parking on the side roads. If good free parking will be made available then I wouldn't mind the new plans.</p>
<p>I am extremely concerned that the independent businesses, which make Chorlton so unique, will be forced out by higher rent prices that will inevitably occur in order to cover the cost of redevelopment. One of Chorlton's key attractions is its independent shops and to lose these, and have them replaced by large, chain retailers would be a total loss to the area. Whilst I appreciate that the buildings are ugly and in need of a revamp, I cannot see the need for more shops in this area. You only have to visit Stretford mall and see the empty units, to see that there is little call for more shops. I fear the loss of Chorlton's independence could result in a soul-less place, with many people, including myself, choosing to live elsewhere.</p>
<p>Two strategy commitments that Manchester has signed up to are the Age Friendly initiative, and the core strategy for low carbon lifestyles, and I would need to be sure that these underpinned the proposal for regenerating the precinct. I think further consultation is required to look at gaps in provision in Chorlton as a whole, and to ensure that the views of Chorlton residents are represented at the planning stage. (Produced documents seem to indicate that initial thinking has been done outside the area). Any redevelopment of the site must take into account the carbon footprint involved both in the demolition and rebuilding of the site, and future energy-saving opportunities in the new homes. Mixed provision of housing should include flats for older people; this would move senior citizens closer to services and transport, and release family housing elsewhere in Chorlton. It could also relieve pressure on parking space. So, while I am fully in support for the need to inject new life into the precinct, I would like the proposals to be reconsidered in the light of feedback from this and further consultations.</p>
<p>Improved frontage to Manchester Road ideally with a cafe space for safety. A community hub for local events. Independent shops prioritised over national retailers.</p>
<p>I think it is important that affordable social housing is included in the redevelopment not just private. I think it would be economically wise to include some sort of small retail units to encourage local independent entrepreneurs e.g. market style indoors</p>
<p>Housing provided is unlikely to be affordable/social housing, office space unlikely to be affordable for local businesses, this redevelopment puts profits before the needs of local people and businesses. Redevelopment is totally unnecessary and is an attempt to put in profitable housing/office space rather than support local business and the needs of the community. As a long term disabled resident of nearby Whalley Range who relies on shopping in Chorlton I am totally opposed to this redevelopment plan.</p>
<p>the proposals about car parking in the summary are vague which, I presume, means the number of spaces will be reduced. I do not agree with that. There will be many people, including myself, who, for health reasons, cannot walk far and use our cars to go to the centre.</p>

The proposals in their current form would be a disaster for trading conditions and the shopping environment of Chorlton. As a member of Chorlton Traders Association these are the issues we feel need to be addressed.

- For current precinct businesses, GVA should ensure that they can continue to trade successfully during and after any redevelopment, should they so wish.
- GVA should at the outset consult with businesses and discuss their individual needs and plans
- provision of alternative accommodation during redevelopment if necessary
- provision of appropriate post development accommodation, without rental increase
- ensure positive trading conditions are maintained, regarding noise, dirt, public access, trade access
- For Chorlton as a whole, GVA should equally ensure that a viable trading environment is maintained: access, environment, availability of car parking

#### Response to Current Redevelopment Plans:

- Alternatives to bare-site redevelopment should be seriously considered: refurbishment, repurposing and so on of existing buildings.
- Adequate and appropriate public car parking should be available to serve the district centre (sufficient spaces, a free period for shoppers/visitor/residents/shop workers). It is not clear that the current plans fulfil this.
- The scale of the development should be considered, so that it merges with the surrounding areas and is integrated throughout the day (which the current centre is not, being locked at night for instance). The 8-storey build level in the current plans will overwhelm and dominate the surrounding areas.
- High standards of design should be maintained, so that the result architecturally enhances the area.
- The centre should enhance and complement the district, not compete against it. This is especially so for retail provision, so that it caters for the diverse community in the area.
- Affordable housing, public space, community facilities, and non-retail employment opportunities should be part of the scheme. It is not clear that the current plans include these. Chorlton has lost several businesses (and Graham House is another), which means it starts to drift down the dormitory town route. GVA should consider what factors make a district centre viable (and what will in the future), and ensure that the development meets these requirements.
- There should be provision of lower cost share spaces for non-retail business, including office and workshop space, and smaller retailers, to benefit the local economy and preserve the independent trading characteristic of Chorlton, and in particular developing daytime footfall for traders. As well as creating local employment and economic growth it is important that Chorlton continues to have a diverse and thriving commercial centre so that it doesn't become just a large housing estate with major chains of shops and restaurants. The local economy should be as vibrant in the daytime not just when commuters return from the City Centre. Currently there is no provision in the proposal for any economic aims such as prosperity and growth for the area.
- As well as retaining and developing retail, any redevelopment should offer existing office tenants space (it is unclear what evidence GVA has that existing office tenants would not wish to stay).

I attended a meeting also attended by Jonathan Stanlake of GVA. We were advised that currently there are no plans to either temporarily house or support existing businesses in the precinct, owned by people who have built their livelihoods there. Many of them have leases expiring in March 2018 and have not received any contact regarding the renewal of their lease. Much better communication is needed between GVA/ GMPF and affected traders. Additionally we learnt that there are no current plans to provide any car parking or temporary shops during the redevelopment phase, which is expected to be two to three years. Car parking is already a huge issue in Chorlton with many residential streets being clogged up with visitors cars due to customers not wanting to use the Square car park, because of the unacceptable behaviour of the operator Excel. Without a functioning car park during the redevelopment phase, not only will this have a huge detrimental affect on residents parking but also to surrounding traders whose customers will have nowhere to park. There is also a need for affordable or free parking in the centre of Chorlton due to the competition of the Trafford centre and shops on the edge of Chorlton with free parking such as Marks and Spencer and Tesco express.

Additionally, before any decision is made on the mix of use in the development, some research should be undertaken into footfall and trading conditions in Chorlton. Due to rising house prices in Chorlton it is becoming predominantly a private rented sector for young professionals who all leave the area during the day to go to work. Families and older people are being forced out of the area, leaving daytime footfall declining. Because of rising property prices we are also seeing the removal of office space and businesses from Chorlton, meaning there are no longer people coming to work here and therefore to shop during the day. With the removal of Graeme House and no proposed office space in the new development, this will have a further devastating affect on daytime footfall. Chorlton has a booming night time economy but footfall for shopping is declining. Chorlton's independent shops and individuality is one of the reasons it stands out and has such high property prices, so to lose them would be a huge blow to the area. Action must be taken to avoid this decline, and the current proposals will only deepen the issues.

(1) We think the summary document's is quite poorly put together. I don't think any people have looked at a draft, so its written plannen. Lots of jargon like "grain" and "public realm" and "massing" No idea what they mean. Some text is tiny maps and plans are confusing not labelled/ annotated in any helpful way. Are family struggled to interpret it.

(2) The plans look like a rush job sadly unimaginative just a huge bland block of flats with no character or really anything of interest, far local people or visitors.

(3) I don't think there is a need for another street blocks of flats in a already densely populated area.

(4) I feel like it is a money making scheme to profit from chorlton. Expensive home price then a few shops around the edge.

A community like chorlton would really support something a bit different abit inspiring. This is lacking any hart and sole.

-Our issue is the impact on traffic and speed on Nicolas Road, already used as a short cut and is very dangerous for our kids because of the dangerous driving.

-The redevelopment of the shopping centre would need to look modernised and a pleasant destination for walking and shopping. We hope to retain quality save as its a great asset to chorlton! PLEASE

Please ensure that rates for existing independent local business do not rise. Please ensure new homes are affordable.

Since I first came to Chorlton in 1964, the area has changed and grown spectacularly. Whilst much of this growth has made the area a vibrant place to live, there has been significant reduction in the availability of smaller independent traders - when I first came here I seem to remember we had several independent green grocers, now many are bars or small restaurants.

The Precinct is currently run down and could be vastly improved but if that process drives out the independent businesses that make it successful, that would be a disaster.

Any changes to the Precinct should be part of an overall cohesive community-based district plan, in partnership between the developers, residents, local businesses and the Council.

For current precinct businesses, the developers should ensure that they can continue to trade successfully during and after any redevelopment, should they so wish.

The developers should at the outset consult with businesses and discuss their individual needs and plans and assist with the provision of alternative accommodation during redevelopment if necessary and allow these traders to return, post development, without significant rental increase.

For Chorlton as a whole, the developers should equally ensure that a viable trading environment is maintained: access, environment, availability of car parking; during the redevelopment. If trade is adversely affected, independent retailers may not be able to survive. If they close then it is likely that they will be lost forever.

The scale of the development should be considered, so that it merges with the surrounding areas and is integrated throughout the day (which the current centre is not, being locked at night for instance). The 8-storey build level in the current plans will overwhelm and dominate the surrounding areas.

High standards of design should be maintained, so that the result architecturally enhances the area.

The centre should enhance and complement the district, not compete against it. This is especially so for retail provision, so that it caters for the diverse community in the area.

Affordable housing, public space, community facilities, and non-retail employment opportunities should be part of the scheme. It is not clear that the current plans include these. Chorlton has lost several businesses (and Graham House would be another), which means it starts to drift down the dormitory town route. The developers, with the council, should consider what factors make a district centre viable (and what will in the future), and ensure that the development meets these requirements.

There should be provision of lower cost share spaces for non-retail business, including office and workshop space, and smaller retailers, to benefit the local economy and preserve the independent trading characteristic of Chorlton, and in particular developing daytime footfall for traders. As well as creating local employment and economic growth it is important that Chorlton continues to have a diverse and thriving commercial centre so that it doesn't become just a large housing estate with major chains of shops and restaurants. The local economy should be as vibrant in the daytime not just when commuters return from the City Centre. Currently there is no provision in the proposal for any economic aims such as prosperity and growth for the area. We don't need any more bars and/or restaurants in the area, even though this may be the more profitable solution for those owning and proposing the development of the site.



We are concerned that there are likely to be too many residential flats and not enough shopping units on this site, with insufficient corresponding levels of parking. There must be a guarantee of sufficient parking. We are also concerned that the development will lead to a significant increase in the number of homes in this area, putting pressure on the already potentially stretched existing local infrastructure of schools, GP surgeries, dentists and traffic/roads etc. A sizeable contribution to the local services will therefore be essential.

There should also be a guarantee of 2 hours of free parking for shoppers, to encourage the use of the Precinct.

We are firmly of the view that there must be a guarantee of affordable rental space for existing traders, and that existing traders should have first refusal on any shop units.

We also need to encourage diversity of shops in Chorlton Precinct, and therefore we feel that the development needs to carefully plan units of the correct size to attract these traders.

There is a critical lack of affordable rental homes in Chorlton. Accordingly, we are of the view that this development should meet the government's requirements for affordable homes. The developer should also be compelled to publish the financial viability assessment of the development.

I hope that the redevelopment will provide improvements in a layman scale i.e low rise buildings which lit the surrounding area. Lots of green space and planting to improve the environment. Housing that is built back from the road.

No charge for taxi. We need parking for disabled people. Taxi need drop of and pick up. Proper space markings on all parking space. Chorlton has lost trade because of the lack of parking

In terms of my own needs the existing precinct does exactly what it needs to it has a mixture of shops all of which I have used (except the vape shop!). This is the main function which should not be lost in the interest of aesthetic (primarily if the public realm is not to be maintained) It would better if it had shops facing on to barlow moor rd. I would be concerned if the new sweet was in privart rather then public ownership.

## INTRODUCTION

The existing Chorlton Precinct provides a valuable local resource within the centre of Chorlton Village through the provision of:

- a number of small, independent local shops,
- some limited national chain stores,
- office space,
- parking provision for the precinct and the wider Chorlton village.
- an important public space for social interaction

The precinct provides a range of local shops (18 separate units) which service the local community and also draw in shoppers from further afield in the wider south Manchester area and beyond. Current occupiers include the award-winning Frosts the Butchers as well as locally valuable fruit and vegetable shops, bakers, newsagents, haberdashers, Chorlton Art Market etc. Chorlton is famous for its independent spirit and the range of small, independent shops within the precinct and the wider Chorlton Centre are fundamental to the village's local character, helping to make Chorlton one of the most popular places to live and visit in Manchester.

The site currently includes Graham House which is a large office building which helps to encourage employment within the Chorlton area and also helps to increase daytime footfall within the precinct and other surrounding shops. The existing car park within the precinct provides a valuable resource for people travelling into Chorlton to visit the precinct, local doctor's surgery and shops within the wider local area.

Whilst it is accepted that the existing Chorlton Precinct is a little worn around the edges and could benefit from some redevelopment to enhance its visual appeal and attraction to shoppers, the overall function of the precinct as a place to shop, a provider of local car parking and its contribution to the wider Chorlton daytime economy should not be significantly diminished by any redevelopment of the site.

The re-development of the precinct, if carried out in an appropriate and considered manner, provides the opportunity to enhance and regenerate the area around the 'Four-Banks' through the retention and enhancement of independent shops, provision of a more visually appealing environment and provision of an appropriate level of new housing, thereby attracting new residents and shoppers into the area and supporting the local economy.

## NATURE OF THE DEVELOPMENT

Initial ideas regarding the scale and nature of development proposals has been presented to the public in the local press, at consultation events and on the Council website.

It is understood that draft proposals are to provide some limited new commercial units along Manchester Road with the remainder of the site given over to residential uses (approximately 200 residential units). There is some limited parking proposed within the centre of the site (approximately 200 spaces).

Current commercial properties within the precinct comprise of the following approximate areas of land use:

- Quality Save: 1200m<sup>2</sup>
- East parade of shops: 750m<sup>2</sup>
- West parade (including Red Cross Charity Shop): 900m<sup>2</sup>
- Total: 2850m<sup>2</sup>

The remainder of the site comprises of Graham House offices and a hardstanding car park area.

Draft development proposals are to provide a single area of commercial units running along Manchester Road which would provide an approximate 950m<sup>2</sup> of shopping units. This would result in a reduction of approximately 66% in terms of shopping units offered which in turn is likely to have significant impact on the local economy and result in a reduction in the variety and vitality of the Chorlton high street

The above calculation does not include the central walkway which provides additional shopping resource for fruit and vegetable shops within the precinct.

The layout of shops, solely along Manchester Road, will not provide a 'market-style' shopping experience as currently offered within the existing pedestrianised Chorlton precinct. The precinct offers a car-free shopping environment that provides relief to the heavily trafficked main shopping streets. It also functions as an important public space within Chorlton which could be enhanced through sensitive redevelopment.

The location of the proposed retail units along Manchester Road would not be well related physically to the core shopping area which is currently focused along Wilbraham Road and Barlow Moor Road.

The development does not include provision for any office space to address the loss of Graham House which is vital to preserving the daytime economy within Chorlton and provides valuable local employment.

#### IMPACT OF INCREASED RESIDENTIAL PROPERTIES

Current proposals are to provide approximately 200 new residential units within the redevelopment.

An increase in such residential use is likely to significantly overburden existing local resources such as doctors, dentists, schools, public transport and significantly increase surrounding traffic volumes.

Whilst it is understood that additional funds can be provided to the council via a S106 agreement, it is unlikely that additional local facilities could be provided in the immediate local area as areas of land use around existing schools, doctors, dentists etc. are already being fully used.

It is understood that proposals will include for approximately 200 new parking spaces however these will also be required to service the existing needs of shoppers in Chorlton and users of the adjacent doctor's surgery.

This level of new housing is unlikely to be locally sustainable.

#### VISUAL IMPACT

The proposed new buildings are to use the existing Graham House as a bench mark for the maximum height of the buildings. Graham House is a visually obtrusive, 8 storey building which is out of character with the surrounding buildings of Chorlton which comprise of 2-3 storey buildings, principally of Victorian/Edwardian origin. Poor planning decisions in the 1960's permitted the construction of a building of the scale of Graham House. The redevelopment of the site should take opportunities to redress the errors of the past by providing buildings of a suitable scale, in keeping with the surrounding neighbourhood.

The current design proposals are for three large blocks of buildings which would be located on the very edges of the site including large, visually imposing buildings (5-8 storey) pushed up to the edges of Manchester Road and Nicholas Road. The proposals will result in the loss of green space and mature street trees in these areas and will reduce the visual aesthetic of Manchester Road. The existing buildings are currently set back from the road offering a visually appealing, tree-lined avenue.

The proposals will see a large building positioned immediately to the rear of the RBS bank at the southeast corner of the site, the building will loom above the existing shops along Wilbraham Road, significantly impacting the visual appeal of the 'Four-Banks' cross roads.

The current proposals, will result in an increase in large, visually imposing structures pushed up to the very edges of the site thereby resulting in a deterioration of the visual character of the central Chorlton area. The proposed development will result in a visual impact of greater negative magnitude to that already attributable to Graham House.

#### CONSTRUCTION PHASE

The proposed construction phase of the new precinct (to last 3 years) is likely to have a significant effect on local trade in the wider area through the removal of key parking facilities and will likely result in the existing local traders within the precinct going out of business or moving out of the area. It is unreasonable to expect the existing local traders to move premises for a short period of time and then to return to the precinct (if desired by the developers). The development is likely to have a significant negative effect on street parking within the surrounding local roads during construction.

Where possible, opportunities to phase the redevelopment or to temporarily re-house the existing traders should be explored.

Post construction, given that the development will only provide one third of the existing shop space for traders, it is impossible for the development to house all of the existing traders in the future.

#### IMPACT UPON THE LOCAL CHARACTER OF CHORLTON

Considering the above points, the current proposed scale, layout and usages of the development are likely to have several negative impacts upon the overall character of Chorlton Village. These impacts can be summarised as:

- Permanent impacts upon the surrounding visual amenity through the construction of overly large buildings, out of character with the surrounding buildings and located in a visually obtrusive manner.
- Permanent impacts on the local daytime economy through loss of daytime footfall associated with loss of office space, loss of car parking and a significant loss of retail space plus loss of shop variety and vitality.
- Temporary Impacts on existing traders through loss of carparking and loss of retail units during the three-year construction phase.
- Permanent impacts upon local facilities through an over burdening of doctors, dentists, schools, public transport, on-street parking and road infrastructure due to an unsustainable number of dwellings located within an already densely populated area.

- Loss of an important area of public space

#### DESIGN CONSIDERATIONS

In spite of the above points, the redevelopment of the precinct, if carried out in a suitable and appropriate manner, could allow significant improvement of the overall character of Chorlton and its local economy.

The primary aims of the redevelopment should be to:

- allow the site to continue to provide an important community resource including the provision of a wide range of small, independent shops in keeping with the local Chorlton character which will in turn continue to attract people to the area (both shoppers and residents).
- minimise economic impacts to existing traders within the precinct and surrounding businesses.
- encourage the existing daytime economy within Chorlton and avoid it being reduced to simply a commuter village providing dwellings for people commuting into the city centre.
- provide a range of housing (affordable, rented, family etc) but at a level which is sustainable within the existing community and not at the expense of other existing landuses which are of significant local importance (parking, office space, commercial units).
- provide a new, visually appealing precinct complex which should not have a detrimental impact upon the surrounding visual appeal of Chorlton village.
- Provide an active frontage onto Manchester Road which retains the existing green character of the street
- Provide pedestrian linkages through the site connecting Wilbraham Road and Manchester Road
- Respect the scale and character of existing historic buildings including the Royal Bank of Scotland building.

With these aims in mind, the following design points should be included within the Council's framework to guide the design and future use of the new precinct development:

- Reduced height of buildings- buildings should be in keeping with the surrounding 2-3 storey structures and should not diminish the village's visual character.
- Shop frontages should be set back from Manchester Road retaining existing green space where possible and allowing for traditional-style shop fronts with awnings and room for outdoor seating, display of wares etc.
- Sufficient car parking should be provided to accommodate new residents, new shops and existing shops within the wider area.
- Car parking charges (if any) should be designed to encourage shoppers to visit the area (e.g. 1 hour free parking).
- The development should include some office space to encourage employment within the Chorlton village area and promote the daytime economy. This could include the provision of hot desking space for freelance workers or smaller office units on the buildings' upper floors.
- Further shopping units to those already proposed should be provided to avoid a net loss of retail units and maintain the variety of shops currently present.
- Shopping units should be included within the inner quadrant of the development to allow the precinct to maintain a pedestrianised, market-style character.
- Small retail units should be provided to encourage up-take by small independent business, in-keeping with the local character, as opposed to large units which would be attractive to large national companies/supermarkets. This could be achieved through provision of cheaper rents or business rates for desirable local businesses or existing traders who wish to return to the precinct.
- An assessment of the capacity of existing local resources and facilities should be completed to assess what level of housing is suitable and sustainable within the central Chorlton area. Even with an appropriate S106 in place, it may be that the site cannot sustainably support a further 200 dwellings.

If the above design points are taken into account and incorporated into an appropriate framework for the site, the redevelopment of the precinct offers the opportunity to provide a significant enhancement to the Chorlton Village area both economically and socially without negatively impacting upon existing local businesses or local character. It would be negligent of the council, if the development proposals were allowed to progress by cramming an unsustainable level of housing into the area with the sole aim of making as much money as possible (both for the developer and through council tax) and at the expense of the existing local traders, local residents, local economy and the local character.

The Chorlton Precinct area certainly does need improvement and there is an undoubted need for more housing. However, any residential development here will place considerable additional pressure on local services, particularly the Health Centre which is already having to cope with the closure of the Oswald Road Medical Practice. There are also implications for school places. Any development should focus on providing social and GENUINELY affordable housing. Of course, more housing = more traffic = more congestion and loss of air quality.

Why is the Costa block excluded from the proposal? It forms an integral part of the precinct. Any redevelopment which does not include that site would be a nonsense.

There is a need to make provision for the existing businesses to be retained, in particular Frost's Butchers. They survived one redevelopment by moving from Alexandra Road to Chorlton. I fear this one will remove them from Chorlton.

It is essential that any development provides adequate parking, both for any new residents located on the site and visitors using the shopping facilities.

I do not consider that a "new food store" is required, there are plenty already in Chorlton

This development should consider existing and new journeys, with special consideration to the potential to shift journeys from cars to cycles, especially if protected cycleways were provided towards Stretford and if Chorlton centre became a 20mph 'place' - both of these initiatives would improve people's health and the area's attractiveness.

Our house –Keppel Road

Our major area of concern is losing the light

In the Development Framework Summary 2017 document

Pages 6-7

Site Analysis Constraints –

No 4 Surrounding built context of 2-3 stories

No 1 Frontage of retail on Manchester Road

Will the right to light be taken into consideration?

At the public meetings we were told by one of the planners that we would lose the light in the garden because the height would be 5 or 6 stories high (Greame House height) and would be much closer to Manchester road than the Precinct currently is. The height next to the road should only be 2-3 stories high in keeping with the buildings opposite. If it is 6 stories high it will take away the south facing sunlight away from the commercial and residential properties on Manchester Road, Nicolas Road and Keppel Road.

In the Development Framework Summary 2017 document

Pages 8-9 Design Principles

Landscape and Daylight – “Orientation of living spaces to maximise direct light”, but this looks to be taking all the light from the commercial and residential properties on Manchester Road, Keppel Road and Nicolas Road

Parking is a concern, this is bad enough in the surrounding areas to the precinct now because lots of shoppers do not want to pay for parking. This could become even worse. Will there be residents parking schemes on surrounding roads like Keppel Road?

What time frame is the work being planned for and what hours will building works be constrained to? Will work take place over weekends and early mornings?

Chorlton Precinct is indeed in need of redevelopment. However efforts should be made not to overcrowd the site.

Priority should be given to independent retailers, but national retailers are welcome too. Chorlton is in need of more diversity in regards to shopping. Every effort must be made to retain retailers who have been on site for many years. The precinct is the heart of Chorlton, and it has a real community feel.

It is a sheltered place where one can actually stop and have a conversation without being drowned out by traffic. Given the busy nature of the location this is most welcome, and should be maintained. Off street pedestrian walkways are a must. The current market feel of the site is appealing.

Some flats may be acceptable, though housing shouldn't dominate the site. There are plenty of restaurants and bars in Chorlton already, and although mixed use is a good thing the precinct should focus on retail.

#### Chorlton Cross submission

I am disappointed that the survey is not well designed. It does not give scope for residents to say they do not agree with any of the listed options in some sections. I think it would also be better to have comments boxes at the bottom of each section, rather than putting all extra comments at the back. However it is good that you have given space for as many extra comments as we wish to make.

I would like to see a development which:

- adopts a collaborative and consensual approach to the development of proposals with the voice of the local community at the heart of the process;
- is distinctive and imaginative, embracing innovation in its design and planning whilst responding to the character of the local community and respecting the views of those residents on the perimeter of the site;
- reflects the needs of the local community, providing shops, businesses and housing affordable to local people and offering choice in tenure, building size and lifestyle, reflecting Chorlton's historic pattern of mixed scale and use;
- has green space and minimises the ecological, environmental and visual impact of the site and recognises its carbon footprint responsibilities;
- make a positive contribution to the surrounding area in terms of traffic management, drainage, roads and amenities.

Instead of standard housing design this development could be imaginative, innovative, distinctive, creative, in keeping with and enhancing the fairly unique character of Chorlton. It could be environmentally friendly with design excellence in line with the NPPF.

I propose a development of eco houses which are as near carbon neutral as possible. Some of these could be Scandinavian style, mainly timber, possibly modular construction. They would be well insulated, have sustainable energy sources, and possibly water recycling features.

This is in accord with The Manchester Strategy 'Our Manchester' and the Manchester Core Strategy 2012. This would also help towards the council's stated aims of carbon reduction of 44 % by 2020 (Manchester Core Strategy) and 100% clean energy city by 2050. Another stated aim in the Manchester Core Strategy 2012 is to be at the forefront on environmental initiatives and mitigating climate change.

There should be full access to shops, businesses, some housing and parking for those with mobility problems, which will also help those with prams and buggies.

This development could also act as a beacon for other new developments.

The development should also be mixed tenure some owner occupier, including affordable homes, and some social housing for rent. Now the rules have been relaxed on borrowing and funding for Housing Associations it is possible for them to build without relying on s106 money. Homes should be a good mix of 1, 2, 3 and 4 possibly bed properties.

This is in accord with The Manchester Strategy 'Our Manchester', Manchester Core Strategy and Residential Growth strategy and the NPPF. It is also in line with Manchester Residential Quality Guidance, Providing for Housing Choice Supplementary Planning Document and Planning Guidance.

I would encourage the landowner and developer to make the response to climate change a central feature of the development's character. The appetite for environmentally conscious living is strong in this area and sustainable housing would be seen as a key selling point for future residents.

I therefore strongly encourage the landowner to focus on engaging with a development partner or partners who share this commitment to genuinely sustainable development.

It would be good to include affordable homes (eg shared ownership, affordable/social rent) on the site. Also existing independent retailers need to be properly looked after and not priced out of the new development.

It's really important that this doesn't get so big it dwarfs what's around it .. Graham house is big but it's not up against the road pavement.

Welcome the reinstatement of Manchester road.

Don't understand why shops face co op funeral parlour ... there already too much retail space in Chorlton.

Please privilege as much as you can cycling and walking

Quality over quantity for retail .. as much public real Investment and high quality social space as poss. Planners please push for affordable housing. People want places for their kids to live in the community they grew up in.

The development as proposed is poor. It is boring and removes the pedestrian aspect of the current centre. It endangers the continued existence of current shops. The street front as proposed is unimaginative and lacks the separation of pedestrians and traffic which the current precinct, however inadequately, provides. Car parking is not provided. Altogether it is a shoddy and unimaginative use of a very important site which could provide a centre for Chorlton. The mix of residential and retail is its one saving grace. Send back to drawing board and tell penison fund to get real.

I object to the masterplan. I am concerned by the scale and density of development proposed as I consider that it will be out of character with the area.

I am concerned that the proposed development will have an overbearing impact on the local area.

I note that the sketch proposals show development around the perimeter of the site. The sketch shows the blocks fronting Manchester Road as six storeys high and the block fronting Nicolas Road as eight storeys high. Part of the justification for this is given as the existence of Graeme House – but this building is in the centre of the site (so has limited visibility from outside the site) and has a much smaller footprint. I do not consider that this is comparable to a large perimeter development which would have an notable impact on the street scene.

I note that other buildings in the centre of Chorlton are generally three- and four- storeys high. The proposed perimeter block would be much higher than this and therefore out of scale with the locale.

I am concerned about the amount of traffic that would be generated by the development and I am concerned that insufficient dedicated car parking is intended.

I am concerned that new commercial/retail units will only be affordable to national retailers and the diversity of the current precinct will be lost.

I would like to see mainly independent shops and shops should include DIY, outdoor/camping, pottery, household goods, etc. Please don't include a large food store. We have enough.

The present shops should have special options to remain.

Please don't let's have boring chains and run-of-the-mill high street shops.

I would prefer that the buildings are not too high so they don't cut out light and sun from the streets - two storeys is plenty.

Lots of trees and flowers and some wooden (not cold metal) seats would be nice.

One outdoor cafe would be good.

I agree that the centre in Chorlton is in need of updating but I don't want to see it become gentrified and characterless, full of big name shops, bars and apartments bought up and rented out by people who have no commitment to the area. This would inevitably exclude some older and less well off people and change the social makeup of the area. The centre should be a dynamic community hub serving the existing population, I see nothing in these predictable, "quick buck" proposals that satisfy this need. Where is the vision for sustainable building design? What a missed opportunity to put into practice some of the City Council's own Housing for an Age Friendly Manchester policies.

I support the redevelopment as long as it is done tastefully and protects local businesses and provides affordable housing. In Chorlton we take pride in predominantly having independent shops, bars and restaurants and having a diverse community. It is absolutely essential that the redevelopment maintains independent shops, bars and restaurants and supports local businesses rather than large multinational chains. The character, diversity and strong community spirit must be maintained as that is why we love living here and that's what 'makes' Chorlton. It is essential that local independent businesses (e.g. Chorlton art market and butchers) that are present in the precinct do not get pushed out by increased unaffordable rents and that new homes are actually and realistically affordable for those who really need homes. It is also important that plenty of trees and plants are planted to provide the feeling of more green space - also the redevelopment should provide a mixture of good indoor and outdoor space that is suitable for all ages to encourage strong community across different age groups and is accessible for people with disabilities.

Very much against a new supermarket. I think the fact that there isn't a good multiple in Chorlton is a reason that the independent shops have thrived, bucking the national trend.

I see lots of houses but no schools or doctors. address infrastructure before the profits of the developer please.

The independant local retailers in this space must be retained without rent rises. There should be a local feel, in keeping with the area. The only thing we don't like about this precinct is the dated structure. We love the stall holders and retailers. This shouldn't be an exercise in gentrification where we get another M&S Food and Costa Coffee because local shops have been priced out.

A market space would be good to add more local retailers.

I am also worried about the look of the building, which isn't very clear on the drawing. The materials should be brick and stay in keeping with the look of the other buildings in the area and on the street. The height is also a concern as Chorlton centre is very much at two storeys/floors high and this, as with all new builds, is not in keeping with this.

In general I am behind this proposals and am aware that the area needs to be improved to make a modern centre for the area but you must be aware of and pay attention to the strong feelings that it needs to add to and compliment the area more than the current proposals do and the precinct must be affordable for the current retailers to stay.

Speaking of affordable, the proposal speaks of affordable housing. What do we class as affordable? This should be made much clearer, it would be amazing if the area could fight against Chorlton's high house prices meaning current renting residents can buy, new/younger people can move into the area and local people being priced out of the area can buy.

Chorlton Precinct is a valuable resource for all parts of the Chorlton community. Please ensure Chorlton does not become West Didsbury-fied - a place full of excellent bars and restaurants but with nowhere for people on low incomes to get fruit and veg etc. A mix of independent and chain retailers would be most appropriate for the precinct. The area is also extremely well connected by Metrolink, bus, pedestrian and cycle links, so there is no need for a large car park. Please encourage people to use public transport, cycle or walk, by improving the public realm and increasing the number of (covered) cycle spaces available.

The existing businesses need to be kept in the precinct and not priced out.  
Keep the support for independent businesses. We don't need more global / national brands. That's what makes Chorlton a success - the independent businesses.

Retaining existing independent businesses such as the butchers is very important as independent shops are one of Chorlton's key characteristics. Thought also needs to be given to how these can be relocated while the development is underway.

Meanwhile uses will also be important to keep some interest and life in the precinct during the redevelopment as presumably it will take a couple of years, such as pop up resto/ bars/ food stalls and charity offerings.

Presumably a food store will be needed as an anchor; however I'm not sure this is essential given the existing independents and the Morrisons/ Marks & Spencer/ Coops and Tesco Expresses. If a foodstore is to go in it should be a different offer to what's their currently, either a discounter (Lidl aldi) or High End (Waitrose, Booths). A supermarket will generate additional parking issues as well, as it is already a constrained site with limited space for parking, so this may count against it.

If the scheme ends up being very high density with shops/ supermarket/ housing and offices then it will need to consider additional access and circulation routes to avoid everything going through the 4 banks junction, although I presume this is being considered.

i believe that wholesale redevelopment - the entire site being cordoned off for 2-3 years - would be disastrous for Chorlton. Can re-use, remodelling or phased development be an option? It's wasteful to just flatten the whole thing. This plan rips the heart out of Chorlton, a huge scar for 2-3 years and no provision for parking in the interim, or to rehouse our lovely independent shops. I fear this will kill off what's left of Chorlton district centre, as existing businesses are already struggling with high rent and rates. The loss of local jobs and office space will reduce daytime footfall and we'll become a 'commuter town' and destroy the day-night balance of a successful local economy.

People complain as it is about the cost of parking; residential streets are congested and unsafe for local children and families.

I also don't think the plans take enough of Chorlton's unique character into account. We don't want to be a McTown with a horrible, cheap development and large-unit shopping offer like the one in Harpurhey, that's just for multiples. Chorlton is proud of its independent spirit. There's a real opportunity to set Chorlton up as a creative destination. MCC spends FAR too much on promoting the city centre and should look to redevelop and market suburbs with character, rather than just selling the heart of our village off to the highest bidder. Please use some imagination and create something better - Chorlton is brimming with ideas and creativity. Let us help!

This is a response from Oswald Road Primary School.

We note with great interest the development proposals to Chorlton Precinct, Ryebank Road and Chorlton Leisure Centre including the potential for around 290 new dwellings.

The developments triangulate Oswald Road and St. John's Primary Schools, providing for a combined 1,200 pupils locally and sharing axial routes to Longford, Nicolas and Oswald Roads. We strongly recommend;

#### The Community's Needs

##### 1 Creation of a Masterplan for "Chorlton North"

- Assessing the cumulative impact and opportunity of the 3 developments
- In context of the Chorlton Plan (2009)
- Resulting in a focussed local Action Plan with key recommendations

##### 2 Prioritising the Local Environment

- Major improvements to public realm and highways are required including;
  - o Child friendly, pedestrian priority and traffic calming measures
  - o Improved access to public transport Chorlton Metrolink and Bus services
  - o Creation of a holistic parking strategy for Chorlton, not just the Precinct
  - o Creation of a cycling strategy for Chorlton

#### The School's Needs

##### 3 Controlling Vehicular Traffic

- Nicolas, Oswald and Longford Roads experience heavy traffic flows. Encourage traffic flows away from these roads and prioritise children, pedestrians and cyclists
- Create defined parent drop off / pick up area to, for example, the new Manchester Road as a circular route.
- Encouraging walking and cycling to School and Work;
  - o Create new Zebra crossings encouraging safe access across; Longford Road towards Field of Os, Nicolas Road towards Chorlton centre, Oswald Road towards the community and café
  - o Creation of dedicated cycle lanes and parking
- Parking agreement within the new Precinct car park for School use

##### 4 Improving the School Environment

- The School currently meet less than 25% of Department for Education outdoor space guidelines
- The majority of the outdoor grounds are tarmacadam resulting in injuries and limiting outdoor activities
- The School requires an urgent upgrade of School outdoor play, sports and recreation areas
- Field of Os presents an opportunity as multi-sports pitch including new secure boundary fencing

Finally - could the proposed developments contribute annually to a local "charitable Fund" supporting, for example, School, Community and Public improvements for the long term?

As a major local stakeholder, we look forward to driving these proposals forward in partnership with the Council, developers, St John's Primary School our community and its children.

Headteacher, Oswald Road Primary School

Current services such as GP's and dentists insufficient for existing population. Additional residential units would increase this problem. This would also apply to traffic and parking.

The street frontage of 4 stories in a modern design with retail units at street level would completely overshadow and dominate the existing local architecture and totally change the character of the area. The design of the proposed development appears in no way sympathetic to the character of the centre of Chorlton and will turn it into a replication of the generic suburban developments that remove individuality and attractiveness of unique areas. With this there is also the inevitability of the influx of retail chains and the loss of local and valued local businesses. The design appears to maximise the income for the developers with no consideration of the character of the area or the quality of the environment for the existing residents.

Our School, Chorlton C E Primary School is at full capacity in all classes and over by 1 or 2 pupils in 4 classes.

We have a number of pupils from outside catchment as they are adopted/Pupil Premium + at 10% of school population, growing each year. Complex needs growing with this.

Building new houses without providing adequate educational (new schools) and other necessary infrastructure facilities such as medical and dental surgeries for the children of the new residents will create major problems for ALL schools and adversely impact on the welfare, educational and other needs of the children currently attending local schools. It is not appropriate to solve one set of problems by creating significant new problems.

Chair of Governors, Chorlton CE Primary School



I feel it is very important to preserve the independent shopping profile of Chorlton and have affordable rents so that the existing shops remain and other independent shops have develop in the area. We don't want to become like didsbury and be full of national chains!

This is an opportunity to develop more affordable housing in the area and to ensure Chorlton retains its social mix.

I would also hope the existing trees can be preserved and high quality landscaping used to 'green' the centre of Chorlton

it would be a travesty to redevelop the priefcint in this way as it is evident these changes will not at all benefit the people of chorlton, but rather make it a more desirable place for well off people to move into.

Chorlton Precinct – the development proposals include for town houses and apartments. Given the lack of affordable housing in south Manchester can consideration be given to affordable homes? The demand for affordable accommodation in the area is strong particularly when taking into account the high value of property on the open market and the inability of working households on lower incomes to purchase or take up private rental units.

Additionally there is a specific need with the south Manchester area to provide smaller age friendly accommodation that enables older people to live independently in purpose built and good quality housing. This enables older people to maintain their independence and health and wellbeing as well as supporting downsizing to free up much needed family homes.

Southway Housing Trust would be interested in supporting work to develop affordable/ a mixed tenure development.

Better provision for buses, including better bus stops.

Better connection corridor beyween the redeveloped precinct and the tram station.

Pedestrianising Nicholas Rd from Manchester Rd to Health Centre so as to bring in the health centre and library as part of a community spine leading from the library to Wilbraham Road. Cycle lane access would be possible to the north end of the new residential street.

This is an important opportunity to promote sustainable development and sustainable transport for Chorlton. This site is close to excellent public transport links and it should NOT be necessary to design the development predominantly around the use of the private car. Please ensure that excellent pedestrian and cyclist access is provided (to complement the existing public transport access) and that robust and well-designed facilities support this.

If any car parking is to be provided for housing in the development, has consideration been given to giving some of the housing a specific allocated car parking space and giving some of the housing no allocated car parking space (but providing all with excellent and secure cycle parking)? In other cities this has successfully been used as a way to reduce private car use and increase the use of sustainable transport while simultaneously providing more affordable housing (because accommodation without allocated car parking is sold at a lower price). If necessary this might need to be part of a wider residents' parking scheme for the surrounding streets. If you plan to make the private car the easiest thing to use then that is what people will use, generating all the associated environmental and congestion impacts. If you make sustainable transport options the easiest thing to use then that is what people will use.

A major new supermarket or food store on the site is not required. A mix of smaller retailers (particularly local independent retailers) will help to preserve the character, attractiveness and popularity of central Chorlton.

It is important that the permeability of the site is maintained, to provide an attractive, well-used and safe centre for Chorlton.

Chorlton is already over developed given the number of new flats built in recent years. The precinct does need an overhaul, but should be retail only.

I don't want Chorlton to become yet another soulless town centre dominated by bland and boring multinationals. Chorlton thrives on its independent shops and traders. Any proposal must consider how the existing local traders will be relocated during the redevelopment and retained after, i.e. rents must be affordable for the local traders.

## MANCHESTER GREEN PARTY COMMENTS ON CHORLTON PROPOSALS.

In general, the proposals seem positive and the party is supportive of the general aims.

There is, however, one fundamental concern relating to the package of proposals, and that is the impact of any significant amount of new housing on the services and facilities in Chorlton, which are already under severe pressure. The following comments are based on an assumption that consideration will be given to increasing the provision of necessary services, including doctors and school places, in accordance with the number of dwellings to be built across the three areas/sites.

With regard to the specific proposals for each of the three areas/sites the following comments are offered.

### 1. Chorlton Precinct

We support the aim of helping to create a more vibrant town centre underpinned by a strong residential component. There is urgent need for affordable housing in Manchester and this site could provide an element of affordable housing.

In this context, we do not understand what is meant by a “range of residential accommodation”. If it means just a range of sizes of accommodation, none of which is affordable, then we take issue with the statement. If it means a mix of sizes, tenures and prices, a good proportion of which is affordable, then we support this aspect of the proposal.

We are pleased to see that the new shopping/residential blocks will be flanked to the west by housing that will relate in scale to the adjacent Conservation Area.

Bearing in mind the good accessibility of the town centre by bus, tram and cycle, we support attempts to include pedestrian and cycle routes and access into and through the centre, and would suggest, therefore, that car parking provision is kept to an absolute minimum to help to ease the congestion that afflicts Chorlton so much of the time.

In order to create a lively and balanced town centre, including the new development but also taking into account the surrounding uses, we would request that a policy of limiting all A3 – A5 uses within the centre be applied. The existing precinct, whilst dated, is in almost exclusively retail use, and this environment needs to be kept in the new development to encourage a strong daytime footfall.

Consideration should be given to restricting loading and unloading hours of the commercial properties in the development, since access to the proposed service area would appear to be opposite new residential properties, and since there will be residents living above parts of the commercial zone.

Finally, consideration should be given to using the latest technology and design criteria to ensure that the buildings are as environmentally efficient as possible. This should include, amongst other things, insulation and use of micro-generation of energy.

### 2. Ryebank Fields

We have some significant concerns regarding this element. Whilst there would appear to be little in principle to indicate that housing would be inappropriate for the site, the specific proposals raise a number of issues.

Given the proximity of the site to the Longford Park Conservation Area, we approve of the intention to maintain and strengthen the planting belt between the site and the Park. This should be a firm green barrier that should not be penetrated. It is important for wildlife and visual amenity and we would object strongly to any punctuation of the barrier by footpaths from the site directly into the Park, as appears to be suggested in the Illustrative Development Frameworks in the brochure. Since the Park is in Trafford, there can, of course, be no control over the continuation of any footpaths within the Park in any case, so this is a non-starter. Similarly, there should be NO development in the Tree Priority Zone (as shown on the constraints diagram,) as opposed to the quote, “substantial development to be avoided”, which is what is stated in the brochure.

Our main concern relates to the type of housing proposed. Contrary to what is stated in the brochure we do not believe that MMU would like to sell the site so that it can be used for much-needed new homes in Chorlton. We believe it would like to sell the site to make money for MMU. Whilst there is a great need for new homes in Chorlton, there is no evidence that there is a need for high- end, large homes in large plots. There is a well-established need for affordable housing, especially in Chorlton, and this site would be ideally suited for such development for a number of reasons.

Firstly, the land was transferred to MMU, we believe, for use as playing fields only. It has not been used for this purpose for many years and has been left to regenerate naturally. We would argue that the site in its current state is an environmental asset for the surrounding community and biodiversity, but that if it has to go for housing, it is a site that has no current financial value and, given the site's history, therefore there is no reason why any “hoped-for” land value should render the provision of affordable housing non-viable.

Secondly, there appears to be an assumption that high quality has to be equated with expensive, low-density executive or luxury homes. This is not the case, and we would argue strongly for a high-quality development of houses well-designed for families needing affordable homes. There is a great opportunity for the development of sustainable homes, using passivhaus principles and design, and incorporating SUDS into the layout. This would make it a landmark development that would benefit Chorlton, Chorlton people, and the environment equally.

There is an assumption that a relatively low density of up to 15 houses per hectare would be in keeping with the surroundings. This is clearly not the case. The houses around Longford Road, Newport Road, Nicolas Road and even Peveril Crescent, form the bulk of the context for the development, and these would appear to be at a much higher density. There is an opportunity to provide more houses on this site - more “much-needed” houses. Whilst we understand concern about increased car usage resulting from the development, there would likely be fewer cars

using a development associated with smaller affordable homes than from one associated with expensive large homes.

There should be NO through access across the site. Any through route would instantly become a rat-run to the detriment not only to occupiers of the development itself but also to residents of Ryebank Road at both ends, and the other roads around. Access must be from Longford Road/Ryebank Road only, or possibly with a separate access serving some new homes from the Trafford end of Ryebank Road. Any through route would be a traffic, environmental and amenity disaster.

We note the existence of a gas main running through the site and the desire not to move it. This is a constraint on design which may have to be accepted, though gas mains can be moved and this may be an option if a little more land can be released as a result – subject to no encroachment on the boundary tree belt.

### 3. Former Chorlton Leisure Centre

There is clearly little information available on this element of the proposals, but we welcome the fact that the building, which is somewhat iconic in Chorlton, is an “Asset of Community Value” and we would hope that the building could retain its community focus as a place specifically for and about Chorlton people.

We would simply point to the successful model of the nearby Stretford Public Hall. This is also a locally iconic building that was an Asset of Community Value and which is now being managed and run by the community for the community in a range of cultural, artistic, commercial and community uses. We would support any project that mirrored in some way this approach to strengthening the local community.

, Manchester Green Party

I believe the precinct does need upgrading and the following must be taken into account.

1. Adequate and FREE car parking. - to reduce the traffic parking congestion in the adjacent roads.

.Ever since the introduction of a parking charge, so many local residents do not use the car park, myself included, It's just not viable if you want to pop to the shops to have to pay every time. Inevitably this causes parking congestion in surrounding streets and discourages people from shopping there. I'm sure profits to the precinct shop keepers and Chorlton shop owners generally would go up if the parking was free. No doubt they are aware of how the introduction of a paying car park affected their incomes.

2. We definitely do NOT need anymore wine bars and cafes. There is already a huge choice. We want some proper shops that sell things you want to buy locally rather than have to get in a car and drive further afield, creating more pollution.

3. Chorlton is famous and desirable because of it's individual shops and because it is not just the usual dreary development of chain stores. We have managed to keep Tesco's out of the centre just about, but Costa Coffee has sneaked in. Quality Save offers a very good alternative to more expensive supermarkets like Morrisons and is well frequented. The rents to the new shops should be affordable to the current shopowners otherwise they will disappear. It is important that shops offering cheaper options can also afford to remain in the shopping centre.

Chorlton is already over developed.

I appreciate the general intent of the proposal, but am concerned about the ambition of it. Given the size of the plot of land and the level of upheaval required it seems a shame that there is no anchor attraction - e.g. a smaller Altrincham market equivalent - or something improves local services - a larger health centre, an improved library, a partial replacement for some of the leisure facilities lost recently (squash courts?). There's also an opportunity for public realm that's not being utilised - the pedestrianed street is welcome, but there's a chance to create a small square (something Chorlton lacks) that could host events, markets, art etc. A large area is given over to the top level of the semi-subterranean carpark. Could this be fully underground with a square on top (shared space for flat residents doesn't seem vital)? I appreciate this would be more expensive.

While I appreciate the final design of the buildings has yet to be decided, I would also have concerns there. Far too many modern flat complexes look cheap, use mediocre rendering and age quickly. Build quality will be extremely important.

I stated it was important to retain the existing businesses at the Precinct, but that extends as far as the independent organisations within the area. I would also welcome units of a size that suited independent businesses, including eating and drinking establishments. I'd also express some doubt about the attraction of businesses facing Barlow Moor Road, given it feels more like a main road in that section (unlike, say, the section to the south of Four Banks where you have retail/food units on either side).

1. I think chorlton precinct needs redevelopment, i have lived here 28 years, and not much changed. it is very unattractive inside and from outside. So landscaping, painting re design is a good thing.
2. It was better when the car park was free, the current private company pay machine is really complex. why not have system like stretford arndale? it is free, but you have to register your car on leaving.
3. I think there are too many junk food take aways etc, i thought the council had limited it? but more keep opening up.
4. Its important to keep the greengrocers particularly the one, which 2 women run who also run the charity shop supporting homeless people in chorlton. Also to keep their and other charity shops.
5. No more costa coffees and american fast food places, no macdonalds etc or burger king. more independent shops, and non expensive ones, so chorlton does not push out people with no money.
6. social housing is needed for people born in chorlton or surrounding areas, no more private landlorda and expensive rents or house prices.

I would like to see a balance of large (to give confidence to the area) and independent retailers. Although, I don't mean more fried chicken or vape shops. There also needs to be variety.

I would also like to see the accommodation built to a high spec. as new build flats/house often look very tired after 5-10 years when built relatively cheaply to hit a specific price point. Hulme redevelopment is an example of this and looks tired already.

Building a larger or more prominent building to the height of GRaeme House will change the feel of the area considerably. As we have a lot of shops we possibly don't need many more in the development - although the existing shop-keepers should be consulted about the alternatives that they want. A covered shopping area has advantages for pedestrians. There should be truly public spaces within the development which can be used for the public to gather, take collections etc. The private nature of the precinct can be a problem

Need to ensure the continuation and sustainability of existing businesses.

Need to keep size and scale in line with current site, keeping most of buildings much lower than planned.

Need to have traffic exiting north as well as south.

Need affordability for local traders to continue to provide the range of goods and services they currently provide.

The centre of Chorlton needs to become more of a prosocial environment where the communities and different generations can mix in a constructive way and build in a sense of shared belonging and connectedness. I dont see this as being achievable through lots of expensive housing and national retailers. We need places for people to spend time together, a village square perhaps, where useful and positive things happen, people mix together and people feel safe

The survey asks for my opinion on mixed use, but not knowing who the retailers might be and the balance of that mix it's hard to say. We already have good food shops..I wouldn't want them put out of business and as the tram is so convenient I think there shouldn't go too much emphasis on parking other than for disabled people

My main concern is the potential for increased congestion if parking options are reduced.

## Response of Chorlton Park Ward Councillors

This response to the formal consultation on the three areas of proposed Development Framework in Chorlton, the Precinct, Ryebank Rd and the site of the former Leisure Centre is submitted on behalf of all three councillors in Chorlton Park ward, Councillor Mandie Shilton Godwin, Councillor Dave Rawson and Councillor Joanna Midgley. First, we warmly welcome that these proposals are being brought forward. We think that the development of the Precinct in particular is long overdue.

We have read the submission of the Chorlton Traders Association and we share the broad principles set out within it, and in the appendix written by Richard Roe. We feel it is critical to provide support for those single outlet local businesses that depend on the Chorlton economy to be supported during the development, to be found space in the new development and not be subject to unreasonable rent hikes.

### Chorlton District Centre: place, people and viability

In Chorlton there is a very strong sense of place and identity, and these developments should protect, respect and enhance this. Although Chorlton and Didsbury are often spoken about in one breath, in fact Chorlton is quite unlike Didsbury. Chorlton is distinctive, and has a very different community. It is less wealthy on average, and has a more mixed community. It does not sustain high levels of high value retail trade. A basic retail offer currently exists and is as important as the niche and independent offer that our community also sustains. Chorlton is home to a mixed demography in terms of age, income range, and ethnicity which is served reasonably well by the existing wider District Centre. Generally local people would prefer the day time offer to be enhanced, and feel that the night time economy, whilst welcome, has advanced enough and some rebalancing is desirable.

The existing Precinct has a broad range of commercial and retail activities that offer a focal point for both day and night time economy which extends for a significant distance north, south and east along Manchester Rd, Barlow Moor Rd and Wilbraham Rd. It is really important that the design and development of the Precinct, in particular, is designed to support and nurture such a strong sense of place and identity, and is sensitive to the needs of the community who live here. The design must enable Chorlton to thrive as a place for people, as recommended by the Interim Report of the District Centres Subgroup.

We are concerned that the proposed framework as currently designed is not sensitive to these wider needs and fails to recognise the importance of the District Centre as the hub of a significant amount of retail, night-time and other commercial activities which work together to generate footfall to create the sense of place.

Sufficient trading or other centres, or other opportunities which generate footfall and sense of place, such as the nearby Health Centre, must be embraced within the proposals, and developed for the future to ensure that the centre remains vibrant. The number of local retailers is mutually reinforcing. We would not support proposals in which the number of trading premises was greatly reduced, as we believe it will create a 'doughnut effect' for the trading that takes place on Wilbraham Rd, Barlow Moor Rd and Manchester Road. We are very anxious that in the framework, the balance is insufficient and that the design of the centre, without proper through access, will deaden the centre. It is clearly essential that the trading positions of our iconic independent traders are mitigated and properly protected during the period of works and once the development is completed. They will feel the loss of footfall from jobcentre and other staff who worked in Graeme House, and this will not be replaced until after the new Precinct is built.

These views have been widely expressed by residents, and not simply traders. There is a strongly and widely held view that the District Centre must remain the trading heart of Chorlton for Chorlton to remain Chorlton.

We therefore believe that more space must be allocated for retail or other commercial activities.

### The cost of housing

There is a great shortage of affordable homes locally, and we know of many people and families who are forced to leave the area, disrupting their children's education. In particular we know that this happens when private landlords increase their rent. This may lead to many problems such as children having to move schools and leave long established support networks etc. We're really keen to see every effort made within the existing legal and planning framework to ensure that the cost of homes here whether bought or rented are kept affordable, and we believe that is essential that the City Council's existing policy of 20% affordable housing is honoured, using the definition in the policy. We also know that young adults who have been raised in the area have little chance of remaining here as they cannot afford it.

Ideally where homes are for sale we would like to see such homes only sold to those who plan to live in them and not made available for investment, and such conditions protected by covenant. We would like to propose that the developers enter into conversations with Southway housing our local RSL or other RSL's, and work in partnership so that a proportion at least of these homes can be let at the lowest possible rent, and can be preserved as homes to rent for the long term. As the cost of housing increases, we believe that that is the only way that we can ensure that Chorlton remains a mixed and diverse community.

Part of Chorlton's unique appeal is that the area has such a socially mixed population. Some of the people on low to medium incomes who live in Chorlton are by land large older owner occupiers, who may be asset rich and cash poor, who have lived here for many decades. We need to do what we can to retain this social mix, and providing truly affordable housing is key. The redevelopments provide an opportunity for that. Many local residents feel strongly about this too and have asked us to represent this view.

We're really keen to see every effort made within the existing legal and planning framework to ensure that the cost of homes here whether bought or rented are kept affordable. We would like to see such homes only sold to those who

plan to live in them and not made available for investment, and we'd like to see this protected by covenant. We would like to propose that the developers enter into conversations with Southway housing our local RSL and work in partnerships so that a proportion at least of these homes can be let at the lowest possible rent, and can be preserved as homes to rent at affordable rates for the long term, providing secure homes for people currently on the housing waiting list. As the cost of housing increases, we believe that that is the only way that we can ensure that Chorlton remains a mixed a diverse community. We do not wish to see any S106 affordable housing element spent elsewhere in the city. We believe that it is needed here.

#### District Centre and housing design

A resident of our ward, , has also made a submission to the consultation which makes alternative proposals for the development of the space, and we would commend the work he has done on the Precinct. There are alternative ways of configuring the homes above the Precinct which would mean more homes could be built on the site, the height could be maintained but in a way which would not affect the overall visual impact from street level, and this which would mitigate the higher costs to the developers of allocating more space to footfall. Under his alternative street scene, there is access through the site but this is overlooked by homes which improves safety, and there is no large building fronting onto Nicolas Road, where there is after all a very busy funeral business, so it is probably not appropriate to overlook it either with homes or short fronts.

Traffic management and the primacy of pedestrians and people on bikes

Chorlton cycleway will shortly go out to public consultation. It is intended that this cycleway, funded by Cycle City Ambition Grant (CCAG) monies will facilitate segregated access from Chorlton north into the city centre and good access albeit not all segregated south, to Wythenshawe and the airport.

We believe that it is essential that to create the level of commercial viability required, pedestrian cycle and trading access routes should be created which go right through the centre, not simply north south but also east west.

Chorlton is very well connected in all directions by public transport, both tram and bus but despite this, it is highly extremely congested by private vehicles. Very few homes have drives or garages. During most of the day now, traffic moves through the centre of Chorlton at an extremely low average speed. There is a bad and growing problem with on-street parking, obstructive pavement parking, double parking and parking which inconveniences local residents especially in the small streets close to the District Centre, such as Needham and Priory Avenues. It is therefore very important that the addition of new homes, whether in the District Centre or indeed at Ryebank Fields, does not generate more car traffic and parking problems for the whole area, but that solutions are found to ensure that any additional car parking spaces needed by the residents of those homes do not add to the problem of on-street parking, and not add to the current difficulties experienced by existing residents by parking displacement.

We are interested in the concept of intelligent parking; which we think is innovative, but we think it requires far more detailed work, not simply thinking about the physical space but also considering the management of same and the reasonable entitlements that will be expected of a wide variety of stakeholders. Intelligent parking will need to be considered in context, and backed up by active traffic and parking management widely across Chorlton. This will need to include enforcement and additional protection for the dense areas of housing which surround it including in our ward. We suggest that the developers might support the reduction of cars in this way perhaps e.g. through car clubs, and certainly through the provision of ample cycle parking facilities. Some of the S106 funding to be used for the purposes of wider traffic and parking management. We would be most unhappy if this development reduces the quality of life for our residents by displacing parking onto the already overcrowded residential streets.

#### The environment

Current plans and designs do suggest that environmental standards are set to be high. However we would like to see an even greater focus on biodiversity; for example, green walls, and green rooves; use of grey water, alternative sources of energy to fossil fuels. We believe that the homes should be designed in such a way as to ensure that they are not reliant on air-conditioning. We are particularly concerned to ensure that care is taken to ensure high standards of drainage caused by any additional hardstanding areas. This part of Manchester is low-lying and suffers greatly from ponding already, partly as it is low lying and partly as much of the infrastructure is so old. These additional developments must not add to that pressure. Likewise it is really important that good waste and environmentally responsible disposal is designed into the flats, and that adequate space is allocated for this.

#### Impact on local services

The increase in the number of homes will have a significant impact. Above we have singled out the impact on the roads and on other local traffic, and on the local environment. However the impact also needs to be assessed on the increased needs for school places and health services. There are currently plans in place to increase the number of locally available secondary school places but all of our local primary schools are currently operating at capacity.

#### Homes for older people

We're aware of at least one group of older people who would like to be able to buy into a cohousing arrangement as part of their desire to downsize. This group comprises six households, who each wish to purchase a two bedroom flats with shared garden and some shared indoor space. Facilitating this would release six family houses in the Chorlton and Chorlton Park area. This particular group has made its own submission, but their request highlights here the opportunity for the development of homes for older people, for rent as well as for sale. In its housing strategy the city council has already highlighted the need for homes for older people and there is an excellent opportunity to incorporate this into all of these developments which would release larger homes for families.

### 1. Existing local businesses

Chorlton is already a vibrant community, economically prosperous, affluent and desirable. A major reason for this is its independence, the individual small businesses that are creative and keep the local community fresh. The centre of Chorlton, including the existing precinct is well utilised - the 2 greengrocers, butchers, the Art market in particular are well used, as well as the shops on the front, including the fishmongers and the small independent cafes and further along, including the Barbakan, Kawaja Brothers and Unicorn vegan supermarket.

These amenities (particularly the greengrocers, butchers and fishmongers) are a rarity in communities these days and these are a major element of why Chorlton is so popular.

When every town and suburb is under such pressure today, losing its uniqueness, individuality and bowing to pressures or regeneration, and all becoming homogenised with the same national and global businesses taking over these communities, Chorlton is surviving and is maintaining this independence (even in the face of some recent major chains, such as Costa Coffee, Tesco and Marks and Spencer). Towns and suburbs are under threat these days, with out of town retail areas being stronger competitors, but Chorlton has been able to, so far, compete against this – and it is because of these small independent retailers.

It is these small businesses which are driving the economy and maintaining a buoyant community – therefore, these businesses are vital to ensure that Chorlton remains vibrant, individual, independent and unique.

Issue: the developers will be looking for high returns on investment for the development – particularly the Precinct.

They are purely driven by ROI in monetary terms. Therefore, they will be increasing the rental fees for the shop spaces as high as they can. This will ultimately squeeze out the small independent retailers. And the only ones who will be able to afford the rents will be the major business – chains and chains.

What will happen? Chorlton will lose its individuality and become as boring and unimaginative as every other community centre. It will destroy Chorlton. It will lose its USP. This will have a negative economic impact on the area – not the other way round, which is what this proposal is 'aiming' to do.

Ask: I urge you to ensure that the existing retailers remain within the precinct and central area of Chorlton. There needs to be a cap on rent costs – so that these retail units remain affordable for small business

### 2. Affordable housing

If there does have to be houses built within the precinct proposal and Ryebank Road – then these need to be affordable. House prices are already extortionate in Chorlton. I own a flat in Chorlton. Even on my good, above average salary, a good job, savings and a good amount of equity in my property, there is no chance at all I could buy a house in Chorlton. I will have to leave my home area, my friends and my livelihood and move out of South Manchester completely (where I've lived for over 15 years) to buy a house.

Ask: There needs to be more affordable houses within this proposal. Affordable houses need to be available for all buyers as well as supporting first time buyers.

### 3. Existing amenities and pressures on public services and health budgets

With new housing being proposed, there needs to be consideration for the additional pressures that increased number of residents will bring to public services and amenities, such as Doctors surgeries, schools and public realm. These development proposals need to take this into consideration and recognise that this will increase traffic, which will contribute to air pollution, which will contribute to increased respiratory diseases, which in turn will contribute to public health services and public health costs.

The costs of respiratory illness was estimate at £165bn in 2014 . With air pollution contributing to these illnesses, this is going to add financial pressures on the Greater Manchester's health budget.

Ask: Ensure there is funding from this proposal to contribute towards existing amenities, to reduce financial burden back on the public purse in the long term.

### 4. Public realm and health

A key part of successful placemaking is public realm and particularly green space. And by following placemaking principles, this will help ensure that Chorlton remains a good space for existing and new residents, and visitors. Landscape Institute outlines the benefits well.

The proposal, although has some reference to trees and some green spaces, it is vital that there is the investment to create and maintain public realm in perpetuity. Not just for 15 – 20 years. This is important because currently, there is no provision to maintain public realm in perpetuity. But as a vital element of good quality placemaking – I urge you to ensure that S106 funding is used to create and maintain the public realm in all of these proposals longterm.

With increased numbers coming into Chorlton, there will be less space, and this can have a knock on effect of pressures on community. Therefore, having space to be calm and to congregate, is vital – and green space does just that – an important part in people's mental health.

Mental health issues in Greater Manchester are already extremely high with the situation predicted to worsen.

Greater Manchester has the worse health than other parts of England, nearly 25% (70,000) Greater Manchester residents have a mental health or wellbeing issue and by 2021, 35,000 will have dementia . Over £1m is spent on long term conditions linked to poor mental health.

Public realm and in particular, green spaces have a major part of the solution –

- A brisk walk every day in a local green space can reduce the risk of heart attacks, strokes & diabetes by 50% (Blue Sky Green Space 2011)

- Being in green spaces - shown to lower stress and have positive impacts on blood pressure (University of Leeds 2015)

- Around 83% more individuals engage in social activity in green spaces as opposed to concreted ones. (Forest Research, 2010)

Further summaries of how nature supports our health can be found in this document.

Ask: Therefore, I urge you to ensure that investment for the creation and maintenance of green spaces within and around these developments is secured.

Having a publicly accessible communal space (easily accessible by all) in the precinct area (and not just limited, or a token few trees) is necessary.

This is a fantastic opportunity to create a real heart to Chorlton – so please don't miss this opportunity to enhance the sustainability and health of residents by investing in the green spaces.

After all – good quality natural spaces and natural environments provide many services for free:

- clean our air
- reduce flooding by slowing the flow of water
- purifying polluted water
- support biodiversity – which in turn helps to pollinate our food

A useful document which outlines the financial benefits of investing in green spaces is by the Land Trust. And a good summary of the social benefits of green infrastructure has been done a wide partnership, but led by the Forestry Commission.

Ask: I urge you to ensure that investment from this development contributes to creating and maintaining good quality green infrastructure and green public realm in perpetuity. Furthermore, it is important to ensure that investment is secured to contribute towards the existing green spaces (since the additional residents and visitors as a result of this development will be adding further strain on existing green spaces). These are under financial strain due to the City Council funding cuts for Parks services. If these spaces aren't funded and maintained long-term, this will cost the economy more in the long term, because they will become hot spots for anti-social behaviour.

The UK Natural Environment Assessment has found that if the UK's ecosystems are properly cared for, they could add an extra £30bn a year to the UK's economy but if they are neglected, the economic cost would be more than £20bn a year.

## 5. Parking

Although it is vital to encourage people to visit Chorlton using public transport – and it is pleasing to see this included in the proposal.

However, there will also be people using cars to come into the centre.

With the existing proposal – there is insufficient parking allowances for visitors and this will ultimately put pressure on the residential roads surrounding the centre of Chorlton.

Visitors should be encouraged – as they come and spend in the local area. Therefore, it is important to reconsider the proposals to ensure that there is sufficient parking spaces for visitors as well as residents.

Ask: Ensure there is car parking space sufficient for visitors so that local residential roads do not suffer and pressure is taken on my residents. A car park with good amounts of spaces is vital to alleviate pressures from residential roads.

Ultimately, Chorlton is already a strong, economically prosperous community. Some additional investment is welcome. I do think that there are other areas of Manchester which the City Council should be focusing on investing in, which are in much greater need of investment than Chorlton. And I would urge Councillors, Planners and other Council decision makers to explore opportunities for investment in other Manchester City areas.

However, with this particular proposal – I would just urge you to ensure that Chorlton:

- Remains independent
- The local independent businesses are not pushed out and are guaranteed to remain in the precinct / next to it.
- Affordable housing is the priority
- Positively contributes towards public health needs by investing in green infrastructure / green public realm
- Identifies ways to reduce traffic issues
- Provides sufficient parking allocation for visitors
- Existing amenities are financially supported as a result of increased numbers of residents moving into the area



### 1. Existing local businesses

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These amenities (particularly the greengrocers, butchers and fishmongers) are a rarity in communities these days and these are a major element of why Chorlton is so popular.

When every town and suburb is under such pressure today, losing its uniqueness, individuality and bowing to pressures or regeneration, and all becoming homogenised with the same national and global businesses taking over these communities, Chorlton is surviving and is maintaining this independence (even in the face of some recent major chains, such as Costa Coffee, Tesco and Marks and Spencer). Towns and suburbs are under threat these days, with out of town retail areas being stronger competitors, but Chorlton has been able to, so far, compete against this – and it is because of these small independent retailers.

It is these small businesses which are driving the economy and maintaining a buoyant community – therefore, these businesses are vital to ensure that Chorlton remains vibrant, individual, independent and unique.

Issue: the developers will be looking for high returns on investment for the development – particularly the Precinct.

They are purely driven by ROI in monetary terms. Therefore, they will be increasing the rental fees for the shop spaces as high as they can. This will ultimately squeeze out the small independent retailers. And the only ones who will be able to afford the rents will be the major business – chains and chains.

What will happen? Chorlton will lose its individuality and become as boring and unimaginative as every other community centre. It will destroy Chorlton. It will lose its USP. This will have a negative economic impact on the area – not the other way round, which is what this proposal is 'aiming' to do.

I work for an independent business in Chorlton and so I'm invested in this sector and feel passionate about ensuring it is represented. Particularly when larger businesses and chains, which are cash rich, are able to apply more pressure, have greater resources to pay higher rents, for example.

Ask: I urge you to ensure that the existing retailers remain within the precinct and central area of Chorlton. There needs to be a cap on rent costs – so that these retail units remain affordable for small business.

### 2. Affordable housing

If there does have to be houses built within the precinct proposal and Ryebank Road – then these need to be affordable. House prices are already extortionate in Chorlton. I rent in Chorlton. Even on my good, above average salary, a good job, it is highly unlikely I'll ever be able to afford to buy a home in Chorlton. I will have to leave my home area, my friends, my job and my livelihood and move out of South Manchester completely if I wanted to get on the property ladder.

Ask: There needs to be more affordable houses within this proposal. Affordable houses need to be available for all buyers as well as supporting first time buyers.

### 3. Existing amenities and pressures on public services and health budgets

With new housing being proposed, there needs to be consideration for the additional pressures that increased number of residents will bring to public services and amenities, such as Doctors surgeries, schools and public realm. These development proposals need to take this into consideration and recognise that this will increase traffic, which will contribute to air pollution, which will contribute to increased respiratory diseases, which in turn will contribute to public health services and public health costs.

The costs of respiratory illness was estimate at £165bn in 2014 . With air pollution contributing to these illnesses, this is going to add financial pressures on the Greater Manchester's health budget.

Ask: Ensure there is funding from this proposal to contribute towards existing amenities, to reduce financial burden back on the public purse in the long term.

### 4. Public realm and health

A key part of successful placemaking is public realm and particularly green space. And by following placemaking principles, this will help ensure that Chorlton remains a good space for existing and new residents, and visitors. Landscape Institute outlines the benefits well.

The proposal, although has some reference to trees and some green spaces, it is vital that there is the investment to create and maintain public realm in perpetuity. Not just for 15 – 20 years. This is important because currently, there is no provision to maintain public realm in perpetuity. But as a vital element of good quality placemaking – I urge you to ensure that S106 funding is used to create and maintain the public realm in all of these proposals longterm.

With increased numbers coming into Chorlton, there will be less space, and this can have a knock on effect of pressures on community. Therefore, having space to be calm and to congregate, is vital – and green space does just that – an important part in people's mental health.

Mental health issues in Greater Manchester are already extremely high with the situation predicted to worsen. Greater Manchester has the worse health than other parts of England, nearly 25% (70,000) Greater Manchester residents have a mental health or wellbeing issue and by 2021, 35,000 will have dementia . Over £1m is spent on long term conditions linked to poor mental health.

Public realm and in particular, green spaces have a major part of the solution –

- A brisk walk every day in a local green space can reduce the risk of heart attacks, strokes & diabetes by 50%

(Blue Sky Green Space 2011)

- Being in green spaces - shown to lower stress and have positive impacts on blood pressure (University of Leeds 2015)

- Around 83% more individuals engage in social activity in green spaces as opposed to concreted ones. (Forest Research, 2010)

Further summaries of how nature supports our health can be found in this document.

Ask: Therefore, I urge you to ensure that investment for the creation and maintenance of green spaces within and around these developments is secured.

Having a publicly accessible communal space (easily accessible by all) in the precinct area (and not just limited, or a token few trees) is necessary.

This is a fantastic opportunity to create a real heart to Chorlton – so please don't miss this opportunity to enhance the sustainability and health of residents by investing in the green spaces.

After all – good quality natural spaces and natural environments provide many services for free:

- clean our air
- reduce flooding by slowing the flow of water
- purifying polluted water
- support biodiversity – which in turn helps to pollinate our food

A useful document which outlines the financial benefits of investing in green spaces is by the Land Trust. And a good summary of the social benefits of green infrastructure has been done a wide partnership, but led by the Forestry Commission.

Ask: I urge you to ensure that investment from this development contributes to creating and maintaining good quality green infrastructure and green public realm in perpetuity. Furthermore, it is important to ensure that investment is secured to contribute towards the existing green spaces (since the additional residents and visitors as a result of this development will be adding further strain on existing green spaces). These are under financial strain due to the City Council funding cuts for Parks services. If these spaces aren't funded and maintained long-term, this will cost the economy more in the long term, because they will become hot spots for anti-social behaviour.

The UK Natural Environment Assessment has found that if the UK's ecosystems are properly cared for, they could add an extra £30bn a year to the UK's economy but if they are neglected, the economic cost would be more than £20bn a year.

## 5. Parking

Although it is vital to encourage people to visit Chorlton using public transport – and it is pleasing to see this included in the proposal.

However, there will also be people using cars to come into the centre.

With the existing proposal – there is insufficient parking allowances for visitors and this will ultimately put pressure on the residential roads surrounding the centre of Chorlton.

Visitors should be encouraged – as they come and spend in the local area. Therefore, it is important to reconsider the proposals to ensure that there is sufficient parking spaces for visitors as well as residents.

Ask: Ensure there is car parking space sufficient for visitors so that local residential roads do not suffer and pressure is taken on my residents. A car park with good amounts of spaces is vital to alleviate pressures from residential roads.

Ultimately, Chorlton is already a strong, economically prosperous community. Some additional investment is welcome. I do think that there are other areas of Manchester which the City Council should be focusing on investing in, which are in much greater need of investment than Chorlton. And I would urge Councillors, Planners and other Council decision makers to explore opportunities for investment in other Manchester City areas.

However, with this particular proposal – I would just urge you to ensure that Chorlton:

- Remains independent
- The local independent businesses are not pushed out and are guaranteed to remain in the precinct / next to it.
- Affordable housing is the priority
- Positively contributes towards public health needs by investing in green infrastructure / green public realm
- Identifies ways to reduce traffic issues
- Provides sufficient parking allocation for visitors
- Existing amenities are financially supported as a result of increased numbers of residents moving into the area

I am 78 years of age so prefer smaller shops. I do not have to tire myself walking round. I am concerned too about the loss of Heron Foods, Quality Save, the newsagents and a green grocers during re building.

Prefer independent rather than big chain shop outlets. if the ryebank fields housing development goes ahead the only housing that should go on is affordable and start up homes.

1. Must keep shop rents low to ensure independent stores remain.
2. No talk of eco friendly development. I fear the housing may be low quality building.
3. Parking is a big concern.

1. Any development needs to include affordable housing.
2. Current business need to be provided with a means of serving whilst work is on going.
3. Very important to provide affordable space for small independent retailers.

4. How will the council ensure that there are significant school, doctor and dentist places for all the new Chorlton residents.

Any new development in Chorlton should include affordable housing, provide space for local independent retailers with free or cheaper parking. Similarly any new housing developments must include green space and cycle path and provide car parking spaces for each household. They must also take into account the impact on the local traffic and demand for local school places, dentists and GP services etc.

I support proposals IF - 1 housing is affordable and/or at social housing rents levels.

2. Existing businesses are included in site.

The 2009 proposals for redeveloping the precinct centre prepared by the developers, and the subject of a massive consultation exercise, come to nothing. The current owners of the precinct, the Greater Manchester Pension Fund, are now proposing demolition and total redevelopment. This note proposes an alternative to redevelopment on a basis of reduction of energy use in this period of drastic climate change. Appropriately we need to reconsider "business as usual"

During the serious discussions now taking place in the Bonn meeting with 1,000 delegates at the intergovernmental climate conference 2.

Three problematic aspects demand a complete change of attitude in developing policies for the regeneration of an urban fabric.

1. The first of these is the absolute need to reduce the use of fossil fuels and leave them in the ground. How do we achieve this?

2. The second aspect is that redevelopment and sustainability are contradictory concepts.

3. The third is that climate change caused by profligate use of fossil fuels places upon us the responsibility to reduce emissions of greenhouse gases. (The World Meteorological Organisation reported on the 30th Oct 2017 that the level of carbon dioxide in the atmosphere on 2016 hit concentration not seen for more than 3 million years)\*

#### THE PRECINCT CENTRE ... THE SQUARE

ENERGY- 1. Despite their heavy investment in fossil fuels the GMPF can reduce the cost of energy use on this site by incorporating renewable energy in any development or regeneration. Air or ground sourced heat pumps could supply a considerable amount of energy for heating and hot water. This could be reflected in lease cost to tenants.

2. There is much scope for incorporating solar panels to produce electricity, the south wall of Graeme House is an ideal location. The cost of solar PV panels is constantly falling and battery storage or grid feed-in will reduce energy costs.

3. The 70's construction of the existing precinct building does not include thermal insulation or mechanical ventilation with heat recovery to current performance standards.

4. Window performance is unlikely to match current performance standards in relation to double/triple glazing and weather sealing. Renewal will further reduce energy use.

In a sense of broad modifications the following are major requirements:-

A) Creation of a safe pleasant access to parking and thorough route for pedestrians. At present on the line of former Manchester Road there are no pavements.

B) There is a need for landscaping of the parking area, and since it is rarely densely occupied, the space is available. This aspect includes attractive lighting, clear pedestrian routes and attractive planting, better drainage and more convenient metering or preferably free parking.

C) The paving and drainage in the mall should be replaced with quality materials and good lighting.

D) All heating should be by renewable even with ground sourced heat piping under the car park.

E) The provision of toilets is vital and arrangements could be made in association with one of the retail outlets. The lack at present is just not civilized.

Further design elements to enhance the quality of the environment for shoppers could include a textile membrane canopy over the mall and the central square, raised above the roofs for ventilation and with indirect adequate lighting. Imagine translucent day lighting under weather protection, like the Piccadilly station concourse where they have solved the bird access problem too.

There is space for additional shop/kiosk units on the Barlow Moor Road frontage with good paving, planting and well-lit glazed display cases showing goods available in the mall, and proper bus layby and shelter. This area was never designed just happened.

Considering Graeme House, housing can be provided with the conversion of the floors of the office block, with balconies and planting to create green building. Extra insulation can bring the thermal standards up to meet or exceed current regulations, and solar PV panels covering the south gable together with air sourced heat pumps would provide renewable energy to reduce the energy cost. The government have legislated to give prior planning approval for the type of conversion and this proposal can meet the needs for moor housing in Chorlton. In Graeme House/flats could have more floor space than the sizes common today with no living/dining/kitchens?

All the above is possible giving thermal and energy sufficiency as well as a more viable pleasant shopping/living experience costing far less than redevelopment. Is there the will and the vision to fund it by the owners and developers?

THE GREATER MANCHESTER PROPERTY VENTURE FUND, as stated in the consultation document for Chorlton precinct, has the following aims\*\*\*:-

\*improved public realm and environment in the centre of Chorlton, for example landscaping, paving and trees.

\*Enhancing the overall design of the precinct.

\*Revised retail unit's layout and stronger interaction with the surrounding chorlton street scene.

\*Creation of a range of residential accommodation.

All the above can be achieved without demolition and rebuild with the added advantage that most of the traders will not be disrupted and the regenerated precinct will be familiar to local people and customers. Of course it is recognized the redevelopment would improve the energy efficiency, however, retrofit could definitely be done to a higher standard at lower cost. The question is has the developer examined this?

CONCLUSIONS – The almost forgotten stern report on clement changed, recent reports of the UN's world meteorological organization and others have all stressed the fact that we have little time to address the problem of climate change before runaway change takes place. It has also been proven that to change to low carbon economy is essential and more economic then would be the case if we do not cut emissions. This is the reality of our situation and the base of this alternative view for the regeneration of our chorlton precinct.

None of the three projects now subject to a consultation process have noted any commitments to reduce energy use and energy efficient buildings beyond that required building regulations. There is no indication that the develops will required to include renewable energy technology in their projects, or provide super insulated building.

NOTES.

- Guardian report 31st October 2017

- Embodied energy in building is wasted energy when demolition takes place.

Based on statement in the GVA document, "chorlton precinct", October 2017.

Cpreview.greening/c

November 2017

Chorlyon has a Shockley poor provision of free parking other then on street parking. Consequently the roads are congested by parked cars and not safe for cyclist and other non car users. Development needs to address the need for quality local shops within walking and cycling distance also the ability to park easily and free of charge to access local businesses.

\*We need some retailers like primark, matalon and aldi.

\*Need more play areas apart from head over heels as it form a monopoly at the moment.

\*Need a place to eat with books and games together e.g a restaurant with plat area.

\*Lots of parking is at a most important.

\*sitting area with play area would be nice and some toy shops.

The previous 'make over' resulted in the removal of the green plants and shrubs and seating area, the making of the present wind tunnel, the rise in cost for the traders, the stealth of the memorial bench and plaque for the great former Manager of the precinct despite queries and complaints.

Did a survey of Chorlton residents for the Civic Soc. The majority valued the independent traders, the green areas and plants and seats.

Agree with preservation of heating and energy but not a covering membrane/roof.

Incensed at the the Developers attitude towards current Traders - lack of info, care, compassion and respect.

interested in financial gain only

Concern over no pedestrianisation and disabled parking.

HARD COPY WITH FULL COMMENTS AVAILABLE AT SOUTH NEIGHBOURHOOD TEAM OFFICE phone 219 6391

\*I am very concerned about the density within the proposals including the height. It should not feel like as much as possible has been squeezed in. There needs to be breathing space. A community will not feel healthy if there are too meany high buildings too many people and not enough space.

\*As above for a community to feel good the designs as proposed looks square "blocky" unimaginative with little character.