

----- Forwarded message -----

From: [REDACTED]
Date: 16 July 2018 at 10:37
Subject: Executive Report - Chorlton - New Development Opportunities
To: Eddie Smith <e.smith@manchester.gov.uk>
Cc: Fiona Ledden <fiona.ledden@manchester.gov.uk>, Julie Roscoe <j.roscoe@manchester.gov.uk>

The Leader has read through the above Executive report and has commented that it is fine - thanks, Tracy

Regards,

[REDACTED]
PA to Sir Richard Leese
Leader of the Council
Manchester City Council
Ext 33711

Tel 0161 234 3711
Fax 0161 276 7546

--

Eddie Smith
Strategic Director, Development
Tel: 0161 234 3030
Secretary [REDACTED]
Email: [REDACTED]@manchester.gov.uk

[REDACTED] [REDACTED]

[REDACTED]

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Debbie

Begin forwarded message:

All

SMT 10/07/2018 Papers Required

The Following items are required:

- Senior Wellbeing / Top 100 Session - LR
- Christmas Shutdown - LR
- Draft Executive Reports / (Scrutiny Reports list)

The deadline for papers is **Noon Friday 06/07/2018**

The current list of Executive Reports Due to go to agenda setting is below

1	Choriton - New Development Opportunities	Eddie Smith
2	Eastlands Regeneration Framework - Update - Part A & B	Eddie Smith/Oliver Jones Orrells
3	Manchester College - Boddingtons - Part A & B	Eddie Smith/Carol Culley/Pat Bartoli
4	Eastlands Management Company	Eddie Smith/Neil Fairlamb
5	Ben Street	Eddie Smith
6	Northern Gateway	Ian Slater
7	Knott Mill (TBC)	Pat Bartoli
8	First Street (TBC)	Pat Bartoli
9	Global Revenue monitoring report to end of May 2018	Zoe Moss. Janice Gotts
10	Manchester's Housing Affordability Framework (TBC)	Steve Sheen
11	Ofsted action plan 6 month progress report	Paul Marshall

Attached is the SMT report template, which is to be used for all reports to SMT

Slide packs are also welcome.

SMT Report Template.docx

The complete live forward plan can be viewed below

.. - **SMT Forward Plan (Live Document)** .. -

Regards
[REDACTED]

--

[REDACTED]
Executive Office
3rd Floor Lloyd Street Extension
Town Hall Extension
M60 2LA

Tel. 0161 234 4217
Internal 34217
E-Mail: [REDACTED]@manchester.gov.uk

--

Eddie Smith
Strategic Director, Development
Tel: 0161 234 3030
Secretary [REDACTED]
Email: [REDACTED]@manchester.gov.uk

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Your personal data is very important to us. Please refer to our privacy notice at www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Please contact internet.administrators@manchester.gov.uk with any queries.

--

[REDACTED]
Business Support Lead to
Eddie Smith, Strategic Director - Development
Strategic Development
Manchester City Council
Town Hall, PO Box 532, M60 2LA (Sat Nav M2 5DB)

Tel: 0161 234 5515 Internal 800 35515)
Email: [REDACTED]@manchester.gov.uk

[REDACTED]

[REDACTED]

[REDACTED]

)

[REDACTED]

)

[REDACTED]

[REDACTED]

[REDACTED]

Donald

A quick update on the 25th July Executive reports that need to be drafted and cleared by Executive Members for 11th July.

Ben Street - [redacted] copied circulated [redacted] picking up follow up detail

Chorlton - New Development Opportunities (a draft has been circulated today); Ian S picking up follow up

Eastlands Regeneration Framework - Update - Part A & B (the Part A will be circulated by me over the weekend to officers - [REDACTED] will coordinate the final version with [REDACTED]. The Part B which is dealing with the land transactions is being written by Oliver;

Eastlands Management Company - Neil Fairlamb will hold the pen to develop the final draft that I have drafted this week.

Manchester College - Boddingtons - Part A & B I have sent Pat a draft of that report and she will make any amends and coordinate it with Part B Carol is leading out on the Part B - the Leader has to agree to this transaction.

Northern Gateway - Ian S will produce

Knott Mill - possibly. Pat B to confirm

First Street - possibly. Pat B to confirm

Hope this helps.

Eddie

1994

Eddie Smith

Strategic Director, Development

Tel: 0161 234 3030

Secretary [REDACTED]

Email: [REDACTED]@manchester.gov.uk

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13

14

15

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@manchester.gov.uk>
Date: Thu, 5 Jul 2018, 09:12
Subject: Fwd: Chorlton - Executive Report to comment
To: Sara Todd <sara.todd@manchester.gov.uk>
Cc: Eddie Smith <e.smith@manchester.gov.uk>, Ian Slater <i.slater@manchester.gov.uk>, [REDACTED]
[REDACTED] <[REDACTED]@manchester.gov.uk>

Sara,

Please find attached the draft report for Chorlton. Cllr Richards hasn't offered comments to date but I understand that Ian is planning to give her a prompt today.

If you have any questions, please do not hesitate to contact me.

) Kind regards,

Richard

[REDACTED] MRICS
Senior Development Surveyor
Development Team
Strategic Development
8th Floor
Town Hall Extension
PO Box 532,
Manchester
M60 2LA

Tel: 0161 234 3019
Internal: 801 33019
Mobile: [REDACTED]
E-Mail: [REDACTED]@manchester.gov.uk
Website: www.manchester.gov.uk

----- Forwarded message -----

From: **Eddie Smith** <e.smith@manchester.gov.uk>
Date: 29 June 2018 at 11:06
Subject: Chorlton - Executive Report to comment
To: Councillor Suzanne Richards <cllr.s.richards@manchester.gov.uk>
Cc: Martin Oldfield Manchester City Council <m.oldfield@manchester.gov.uk>, "Ian Slater (Manchester City Council)" <i.slater@manchester.gov.uk> <i.slater@manchester.gov.uk>, [REDACTED]
[REDACTED] <[REDACTED]@manchester.gov.uk>

Cllr Richards

I am away from today and not back in to the 19th July.

Please find attached a draft report to go to Executive on the 25th July and to Agenda Setting on the 11th July.

This version now reflects comments received from local Members last night. They have asked to see this version of the report.

Should you have any comments on this report Ian (copied in) will incorporate them

[REDACTED]

[REDACTED]

--

Eddie Smith
Strategic Director, Development
Tel: 0161 234 3030
Secretary [REDACTED]
Email: [REDACTED]@manchester.gov.uk

)

)

Hi Eddie

As requested:

Ben Street - [REDACTED] copied circulated [REDACTED] picking up follow up detail - A draft copy has been sent for inclusion in the SMT pack

Chorlton - New Development Opportunities (a draft has been circulated today); Ian S picking up follow up I've emailed Ian to see if Cllr Richards had forwarded him any comments - A draft copy has already been sent for inclusion in the SMT pack

Eastlands Regeneration Framework - Update - Part A & B (the Part A will be circulated by me over the weekend to officers - [REDACTED] will coordinate the final version with M [REDACTED]. The Part B which is dealing with the land transactions is being written by Oliver; Spoke to Maite who is going to send me over the latest drafts - are you happy for these to be passed to Jacob for tomorrow's SMT papers?

Eastlands Management Company - Neil Fairlamb will hold the pen to develop the final draft that I have drafted this week. - Neil has had some comments from Sara which need including on the draft you commented on, he's in meeting this afternoon but will get it over to Jacob for inclusion in the SMT pack by COP

Manchester College - Boddingtons - Part A & B I have sent Pat a draft of that report and she will make any amends and coordinate it with Part B. Carol is leading out on the Part B - the Leader has to agree to this transaction. - A draft copy has been sent for inclusion in the SMT pack

Northern Gateway - Ian S will produce. - A draft copy has been sent for inclusion in the SMT pack

Knott Mill - possibly Pat B to confirm. - I forwarded you a copy of Hilary's draft this morning for comment

First Street - possibly Pat B to confirm - A draft copy has been sent for inclusion in the SMT pack

[REDACTED]
--
[REDACTED]
Business Support Lead to
Eddie Smith, Strategic Director - Development
Strategic Development
Manchester City Council
Town Hall, PO Box 532, M60 2LA (Sat Nav M2 5DB)

Tel: 0161 234 5515 Internal 800 35515)

Email: [REDACTED]@manchester.gov.uk

.)

[REDACTED]

[REDACTED]

.)

[REDACTED]

Hi Ian

Did you receive any comments from Cllr Richards?

Kind regards
[REDACTED]

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@manchester.gov.uk>

Date: 5 July 2018 at 09:11

Subject: Fwd: Chorlton - Executive Report to comment

To: Sara Todd <sara.todd@manchester.gov.uk>

Cc: Eddie Smith <e.smith@manchester.gov.uk>, Ian Slater <i.slater@manchester.gov.uk>, [REDACTED]
[REDACTED] <[REDACTED]@manchester.gov.uk>

) Sara,

Please find attached the draft report for Chorlton. Cllr Richards hasn't offered comments to date but I understand that Ian is planning to give her a prompt today.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Richard

[REDACTED]
Senior Development Surveyor
Development Team
Strategic Development
8th Floor
Town Hall Extension
PO Box 532,
Manchester
M60 2LA

Tel: 0161 234 3019

Internal: 801 33019

Mobile: [REDACTED]

E-Mail: [REDACTED]@manchester.gov.uk

Website: www.manchester.gov.uk

----- Forwarded message -----

From: **Eddie Smith** <e.smith@manchester.gov.uk>

Date: 29 June 2018 at 11:06

Subject: Chorlton - Executive Report to comment

To: Councillor Suzanne Richards <cllr.s.richards@manchester.gov.uk>

Cc: Martin Oldfield Manchester City Council <m.oldfield@manchester.gov.uk>, "Ian Slater
(Manchester City Council) (i.slater@manchester.gov.uk)" <i.slater@manchester.gov.uk>, [REDACTED]

[REDACTED]
05/10/2018

[REDACTED]@manchester.gov.uk>

Cllr Richards

I am away from today and not back in to the 19th July.

Please find attached a draft report to go to Executive on the 25th July and to Agenda Setting on the 11th July.

This version now reflects comments received from local Members last night. They were asked to see this version of the report

Should you have any comments on this report Ian (copied in) will incorporate them

Eddie

--

Eddie Smith
Strategic Director, Development
Tel: 0161 234 3030
Secretary [REDACTED]
Email: [REDACTED]@manchester.gov.uk

--

Eddie Smith
Strategic Director, Development
Tel: 0161 234 3030
Secretary [REDACTED]
Email: [REDACTED]@manchester.gov.uk

Hi [REDACTED]

Can you please update me on responses, Eddie's emailed me asking me to do a ring around to see where people up to, however, seeing as you'd already asked them the question I don't want to bombard them.

Thanks
[REDACTED]

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@manchester.gov.uk>

Date: 4 July 2018 at 11:40

Subject: Executive Reports: Papers required

To: Eddie Smith <e.smith@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, Pat Bartoli <p.bartoli@manchester.gov.uk>, Neil Fairlamb <n.fairlamb@manchester.gov.uk>, Ian Slater <i.slater@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>

Cc: Sara Todd <s.todd@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, Donald Connolly <d.connolly@manchester.gov.uk> [REDACTED]

Hello everyone,

The following reports are due to go to Executive on the 10th July. Can you please send your reports to Sara so that she can review or provide an update on progress? They will need to be with her by Friday at the very latest

Chorlton - New Development Opportunities	Eddie Smith/Richard Cohen
Eastlands Regeneration Framework - Update - Part A & B	Eddie Smith/Oliver Jones Orrells
Manchester College - Boddingtons - Part A & B	Eddie Smith/Carol Culley/Pat Bartoli
Eastlands Management Company	Eddie Smith/Neil Fairlamb
Ben Street	Eddie Smith
Northern Gateway	Ian Slater
Knott Mill (TBC)	Pat Bartoli
First Street (TBC)	Pat Bartoli
Manchester's Housing Affordability Framework (TBC)	Steve Sheen

If you have any queries or wish to discuss please do not hesitate to contact me

Thanks,
[REDACTED]

[REDACTED]
Policy & Strategy Liaison Officer
Growth & Neighbourhoods/ Strategic Development Directorate

05/10/2018

External Telephone 0161-234-3523
Internal Telephone, 33523
Mobile [REDACTED]
email, [REDACTED]@manchester.gov.uk

--
Eddie Smith
Strategic Director, Development
Tel: 0161 234 3030
Secretary [REDACTED]
Email: [REDACTED]@manchester.gov.uk

--
[REDACTED]
Business Support Lead to
Eddie Smith, Strategic Director - Development
Strategic Development
Manchester City Council
Town Hall, PO Box 532, M60 2LA (Sat Nav M2 5DB)

Tel: 0161 234 5515 Internal 800 35515)
Email: [REDACTED]@manchester.gov.uk

Hi [REDACTED]

Would you be able to send an email today (a new one not attaching the ones below) to all of our people in G&N and SD that have reports going to Executive next week asking them to get a copy to Sara or an update on when she can expect the reports as she will need them by Friday at the latest?

Could you cc in me, Sara and Donald Connolly please?

Let me know if you need to discuss

Thanks
[REDACTED]

----- Forwarded message -----

From: **Sara Todd** <s.todd@manchester.gov.uk>

Date: 3 July 2018 at 17:18

Subject: Fwd: Items for SMT 10/07/2018 Papers Required / Including Draft Executive Reports
Deadline Friday 06/07/2018 Noon

To: [REDACTED] <[\[REDACTED\]@manchester.gov.uk](mailto:[REDACTED]@manchester.gov.uk)>

[REDACTED] - this has just come through.

Thanks

Sara

Sara Todd
Deputy Chief Executive
Growth and Neighbourhoods Directorate
Manchester City Council
3rd Floor Lloyd Street
Town Hall Extension
Manchester M60 2LA

Tel: 0161 234 3286 (Internal 801 33286)

Mobile [REDACTED]

Email: s.todd@manchester.gov.uk

----- Forwarded message -----

From: [REDACTED] <[\[REDACTED\]@manchester.gov.uk](mailto:[REDACTED]@manchester.gov.uk)>

Date: 3 July 2018 at 16:16

Subject: Items for SMT 10/07/2018 Papers Required / Including Draft Executive Reports Deadline
Friday 06/07/2018 Noon

To: Carol Culley <carol.culley@manchester.gov.uk>, Carolyn Kus
<carolyn.kus@manchester.gov.uk>, Eddie Smith <e.smith@manchester.gov.uk>, Fiona Ledden
<fiona.ledden@manchester.gov.uk>, Geoff Little <g.little@manchester.gov.uk>, [REDACTED]

<[REDACTED]@manchester.gov.uk>, Jacqui Dennis <j.dennis@manchester.gov.uk>, Jennifer Green <j.green1@manchester.gov.uk>, Joanne Roney <j.roney@manchester.gov.uk>, Paul Marshall <p.marshall1@manchester.gov.uk>, Sara Todd <s.todd@manchester.gov.uk>, Lynne C Ridsdale <l.ridsdale@manchester.gov.uk>, [REDACTED] <[REDACTED]h@manchester.gov.uk>

All

SMT 10/07/2018 Papers Required

The Following items are required:

- Senior Wellbeing / Top 100 Session - LR
- Christmas Shutdown - LR
- Draft Executive Reports / (Scrutiny Reports list)

The deadline for papers is Noon Friday 06/07/2018

The current list of Executive Reports Due to go to agenda setting is below

1	Chorlton - New Development Opportunities	Eddie Smith
2	Eastlands Regeneration Framework - Update - Part A & B	Eddie Smith/Oliver Jones Orrells
3	Manchester College - Boddingtons - Part A & B	Eddie Smith/Carol Culley/Pat Bartoli
4	Eastlands Management Company	Eddie Smith/Neil Fairlamb
5	Ben Street	Eddie Smith
6	Northern Gateway	Ian Slater
7	Knott Mill (TBC)	Pat Bartoli
8	First Street (TBC)	Pat Bartoli
9	Global Revenue monitoring report to end of May 2018	Zoe Moss. Janice Gotts
10	Manchester's Housing Affordability Framework (TBC)	Steve Sheen
11	Ofsted action plan 6 month progress report,	Paul Marshall

Attached is the SMT report template, which is to be used for all reports to SMT

Slide packs are also welcome

 SMT Report Template.docx

The complete live forward plan can be viewed below

 SMT Forward Plan (Live Document)

Regards

[REDACTED]

--

[REDACTED]
Executive Office
3rd Floor Lloyd Street Extension
Town Hall Extension
M60 2LA

Tel 0161 234 4217

Internal 34217

E-Mail [\[REDACTED\]@manchester.gov.uk](mailto:[REDACTED]@manchester.gov.uk)



MANCHESTER
CITY COUNCIL

--

[REDACTED]
Policy & Strategy Liaison Officer
Growth & Neighbourhoods/ Strategic Development Directorate

External Telephone: 0161-234-3544

Internal Telephone: 33544

Mobile: [REDACTED]

email: [\[REDACTED\]@manchester.gov.uk](mailto:[REDACTED]@manchester.gov.uk)

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Dear Cllrs'

Thanks you for your time last night and the helpful discussion we had on the above matter.

As requested please find attached a copy of the draft Report that will go to Executive Agenda Setting on the 11th July that hopefully reflects the points you made last night.

As Cllr Richards is away this week I have not been able to discuss this report with her.

Any comments you have on the draft can you please discuss them direct with Cllr Richards.

Eddie

--

Eddie Smith

Strategic Director, Development

Tel: 0161 234 3030

Secretary [REDACTED]

Email: [REDACTED]@manchester.gov.uk

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Hi

Assum you have no additional comments?

THanks

Fiona

----- Forwarded message -----

From: **Eddie Smith** <e.smith@manchester.gov.uk>

Date: 29 June 2018 at 11:02

Subject: Chorlton - Draft Report to Executive

To: Joanne Roney <j.roney@manchester.gov.uk>, Carol Culley
<carol.culley@manchester.gov.uk>, Fiona Ledden <fiona.ledden@manchester.gov.uk>

Cc: [REDACTED] <[REDACTED]@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, Julie Roscoe
<j.roscoe@manchester.gov.uk>, Mark Rainey <m.rainey@manchester.gov.uk>, [REDACTED]
<[REDACTED]@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>,"Ian Slater (Manchester City Council) (i.slater@manchester.gov.uk)"
<i.slater@manchester.gov.uk>, Donald Connolly <d.connolly@manchester.gov.uk>

Hi

Please find attached a draft report to go to Executive on the 25th July.

This version now reflects comments received from local Members last night.

Given the sensitive nature of the proposals and the fact that Cllr Richards is out of the country this week I will be sending her this version of the report today for comment in advance of Agenda Setting.

Should you or Cllr Richards have any comments on this report Ian (copied in) will incorporate them.

If there are any changes Ian will get the final version to Donald for agenda setting.

Eddie

--

Eddie Smith

Strategic Director, Development

Tel: 0161 234 3030

Secretary [REDACTED]

Email: [REDACTED]@manchester.gov.uk

--

Fiona Ledden

City Solicitor

Manchester City Council

Level 3

Town Hall Extension
PO Box 532
Manchester
M60 2LA (for Sat Nav use M2 5DB)

Internal Tel Number 800 33087
External 0161 234 3087
Mobile [REDACTED]

PA Support: [REDACTED]@manchester.gov.uk 0161 234 3087

E-mail: fiona.ledden@manchester.gov.uk

Website: www.manchester.gov.uk

Hi Eddie, nothing further to [REDACTED] comments Thanks Julie
Julie Roscoe
Head of Planning, Building Control and Licensing,
Growth and Neighbourhoods
I♥MCR

Tel 0161 234 4552
internal 800 34552
Fax 0161 234 4508
E-mail: j.roscoe@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@manchester.gov.uk>
Date: 28 June 2018 at 18:39
Subject: Re: Draft Chorlton Report - Officers
To: Eddie Smith <e.smith@manchester.gov.uk>
Cc: [REDACTED] <[REDACTED]@manchester.gov.uk>, [REDACTED]
<[REDACTED]@manchester.gov.uk>, Julie Roscoe <j.roscoe@manchester.gov.uk>

Eddie,

Please see attached report with my suggested amendments (mainly cosmetic) and "Legal Considerations" inserted, all tracked for ease of reference.

Please do let me know if there are any issues/queries.

Regards,

[REDACTED]

[REDACTED]
Solicitor
Group Manager (Planning and Infrastructure)
City Solicitor's Division

Tel: 0161 219 6010
Internal Tel: 801 36010
Mobile Tel: [REDACTED]

email: [REDACTED]@manchester.gov.uk

Post: Manchester City Council
Legal Services, PO Box 532
Town Hall, Manchester, M60 2LA

DX: Manchester City Council Legal Services, DX 714441 OPENSHAW, Manchester

Providing legal services to Manchester City Council and Salford City Council.

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On 26 June 2018 at 14:25, Eddie Smith <e.smith@manchester.gov.uk> wrote:

Hi

The attached is intended to go to Executive (and possibly Scrutiny) in July.

I am off from this Friday so I would welcome a quick turn around. I am also seeing local Members on Thursday night so any deal breakers would be also welcome asap.

Thanks

Eddie

----- Forwarded message -----

From: Eddie Smith <eddie.smith100@ntlworld.com>

Date: Tue, 26 Jun 2018, 14:17

Subject:

To: Eddie mith <e.smith@manchester.gov.uk>

Strategic Director, Development

Tel: 0161 234 3030

Secretary [REDACTED]

Email: [\[REDACTED\]@manchester.gov.uk](mailto:[REDACTED]@manchester.gov.uk)

Eastlands Report - can you send me a draft of the report when it's available.
Cheers

----- Forwarded message -----

From: Eddie Smith <e.smith@manchester.gov.uk>

Date: Fri, 29 Jun 2018 at 17:44

Subject: 25th July Executive Reports / 11th July Agenda Setting

To: Donald Connolly <d.connolly@manchester.gov.uk>

Cc: [REDACTED] <[REDACTED]@manchester.gov.uk>, Pat Bartoli

<p.bartoli@manchester.gov.uk>, Ian Slater (Manchester City Council)

(i.slater@manchester.gov.uk) <i.slater@manchester.gov.uk>, Gillian Boyle

<[REDACTED]@manchester.gov.uk>, [REDACTED]@manchester.gov.uk, Neil Fairlamb

<n.fairlamb@manchester.gov.uk>, [REDACTED]@manchester.gov.uk>, [REDACTED]

<h.fairclamb@manchester.gov.uk>, [REDACTED]
[REDACTED] <[REDACTED]@manchester.gov.uk>, [REDACTED]

[REDACTED] <[REDACTED]@manchester.gov.uk>, Fiona Ledden <fiona.ledden@manchester.gov.uk>, Carol

Culley <carol.culley@manchester.gov.uk>

Donald

A quick update on the 25th July Executive reports that need to be drafted and cleared by Executive Members for 11th July.

Ben Street - [REDACTED] with copied circulated [REDACTED] picking up follow up detail

Chorlton - New Development Opportunities (a draft has been circulated today), Ian S picking up follow up

Eastlands Regeneration Framework - Update - Part A & B (the Part A will be circulated by me over the weekend to officers - [REDACTED] - he will coordinate the final version with [REDACTED] [REDACTED]. The Part B which is dealing with the land transactions is being written by Oliver;

Eastlands Management Company - Neil Fairlamb will hold the pen to develop the final draft that I have drafted this week

Manchester College - Boddingtons - Part A & B. I have sent Pat a draft of that report and she will make any amends and coordinate it with Part B. Carol is leading out on the Part B - the Leader has to agree to this transaction

Northern Gateway - Ian S will produce

Knott Mill - possibly Pat B to confirm.

First Street - possibly Pat B to confirm

Hope this helps.

Eddie

—

Eddie Smith

Strategic Director, Development

Tel: 0161 234 3030

Secretary ~~████████████████████~~

Email: [d\[REDACTED\]@manchester.gov.uk](mailto:d[REDACTED]@manchester.gov.uk)

—

Dave

~~_____~~

Development Manager

Development Team

Strategic Development Directorate

Manchester City Council
Floor 8, Town Hall Extension
(M2 5DB for Sat Navs)

Postal address: PO Box 532, Town Hall,
Manchester, M60 2LA

Tel: 0161 234 1339 (Internal: 800 31339)

Mobile: [REDACTED]

Email: [REDACTED]@manchester.gov.uk

Web: <http://www.manchester.gov.uk>

FYI

Kind regards,

Richard

[REDACTED]
 Senior Development Surveyor
 Development Team
 Strategic Development
 8th Floor
 Town Hall Extension
 PO Box 532,
 Manchester
 M60 2LA

Tel: 0161 234 3019

Internal: 801 33019

Mobile: [REDACTED]

E-Mail: [REDACTED]@manchester.gov.uk

Website: www.manchester.gov.uk

----- Forwarded message -----

From: [REDACTED]@manchester.gov.uk>

Date: 4 July 2018 at 11:40

Subject: Executive Reports: Papers required

To: Eddie Smith <e.smith@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, Pat Bartoli <p.bartoli@manchester.gov.uk>, Neil Fairlamb <n.fairlamb@manchester.gov.uk>, Ian Slater <i.slater@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>
 Cc: Sara Todd <s.todd@manchester.gov.uk>, [REDACTED] <[REDACTED]@manchester.gov.uk>, Donald Connolly <d.connolly@manchester.gov.uk>

Hello everyone,





The following reports are due to go to Executive on the **10th July**. Can you please send your reports to Sara so that she can review or provide an update on progress? They will need to be with her by Friday at the very latest.

Chorlton - New Development Opportunities	Eddie Smith/Richard Cohen
Eastlands Regeneration Framework - Update - Part A & B	Eddie Smith/Oliver Jones Orrells
Manchester College - Boddingtons - Part A & B	Eddie Smith/Carol Culley/Pat Bartoli
Eastlands Management Company	Eddie Smith/Neil Fairlamb
Ben Street	Eddie Smith
Northern Gateway	Ian Slater

Knott Mill (TBC)	Pat Bartoli
First Street (TBC)	Pat Bartoli
Manchester's Housing Affordability Framework (TBC)	Steve Sheen

If you have any queries or wish to discuss please do not hesitate to contact me.

Thanks,



 Policy & Strategy Liaison Officer
 Growth & Neighbourhoods/ Strategic Development Directorate
 External Telephone. 0161-234-3523
 Internal Telephone 33523
 Mobile. 
 email @manchester.gov.uk

Apologies, here is the missing attachment

On 26 June 2018 at 14:27, [REDACTED] <[REDACTED]@manchester.gov.uk> wrote:

Eddie,

There's no attachment.

Regards,

[REDACTED]

[REDACTED]

Solicitor
Group Manager (Planning and Infrastructure)
City Solicitor's Division

Tel: 0161 219 [REDACTED]
Internal Tel: 801 36010
Mobile Tel: [REDACTED]

email: [REDACTED]@manchester.gov.uk

Post: Manchester City Council
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Providing legal services to Manchester City Council and Salford City Council.

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On 26 June 2018 at 14:25, Eddie Smith <e.smith@manchester.gov.uk> wrote:

Hi

The attached is intended to go to Executive (and possibly Scrutiny) in July.

I am off from this Friday so I would welcome a quick turn around. I am also seeing local Members on Thursday night so any deal breakers would be also welcome asap.

Thanks

Eddie

----- Forwarded message -----
From: Eddie Smith <eddie.smith100@ntlworld.com>
Date: Tue, 26 Jun 2018, 14:17
Subject:
To: Eddie mith <e.smith@manchester.gov.uk>

--
Eddie Smith
Strategic Director, Development
Tel: 0161 234 3030
[REDACTED]
Email: [\[REDACTED\]@manchester.gov.uk](mailto:[REDACTED]@manchester.gov.uk)

Manchester City Council Report for Resolution

Report to: Executive, 25^h July 2018

Subject: Chorlton – New Development Opportunities

Report of: Strategic Director, Development

Summary

This report sets out the broad outcomes of the consultation on the two draft Development Frameworks within Chorlton that were consulted upon in late 2017. Chorlton, the Greater Manchester Property Venture Fund (GMPVF) owned Chorlton Precinct Shopping Centre and the Manchester Metropolitan University owned land on Ryebank Road. The report also provides an update on the site of the former Chorlton Leisure Centre which was also the subject of consultation in the October to December 2017 period

This report puts forward an approach that responds to the consultation and seeks to address the significant issues raised in the consultation associated with: the development of new homes in Chorlton; the impact of housing growth on school places and on access to primary care services; the impact of residential development on the highways system and car parking, and the need to secure a vibrant retail offer that sustains and enhances the functioning of Chorlton as a place to live, work and visit

Recommendations

The Executive is recommended to:

- Approve the approach as set out in paragraphs 5.3 and 5.5 of this report that the Chorlton Leisure Centre site should be brought forward for affordable housing predominantly social rent and that consideration should be given to a primary and community healthcare facility being incorporated into the development,
- Approve that the City Council owned land on Withington Road be held for a new Primary School as set out in Paragraph 5.4 of this report,
- Note the comments received from stakeholders and approve the final version of the Chorlton Precinct Shopping Centre Development Framework as a material consideration in the Council's decision making as a Local Planning Authority.
- Note the comments received from stakeholders and approve the final version of the Ryebank Road Development Framework as a material consideration in the Council's decision making as a Local Planning Authority.

Wards Affected:

Chorlton

Community Strategy Spine	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The proposals offer the potential to promote mixed use developments that broaden and deepen the retail offering in Chorlton thereby strengthening the neighbourhood offer, contributing to the creation of jobs within the area and also providing a range of new residential accommodation for the growing population of the city.
A highly skilled city. world class and home grown talent sustaining the city's economic success	Chorlton will help meet the demand for housing from workers who wish to live within the heart of the conurbation.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The proposals offer the potential to help deliver the Manchester Residential Growth prospectus and meet the growing demand for new homes in the City. The proposals will involve the creation of high quality amenity space that will be accessible to the local community.
A liveable and low carbon city. a destination of choice to live, visit, work	The proposals will support the delivery of new residential developments using state of the art technologies to reduce the carbon footprint and create neighbourhoods with a range of amenities to support its residents
A connected city: world class infrastructure and connectivity to drive growth	The proposals for new development in Chorlton are all accessible to a range of public transport routes.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

None

Financial Consequences – Capital

There are no immediate capital consequences arising as a result of these proposals.

Contact Officers:

Name: Eddie Smith
Position: Strategic Director, Development
Telephone: 0161 234 3030
E-mail: e.smith@manchester.gov.uk

Name: Fiona Ledden
Position: City Solicitor
Telephone: 0161 234 3087
E-mail: f.ledden@manchester.gov.uk

Name: Julie Roscoe
Position: Head of Planning & Building Control
Telephone: 0161 234 4552
E-mail: j.roscoe@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- Chorlton District Centre – Action Plan 2010 to 2020, Executive, 28th July, 2010
- Proposed Hough End and Levenshulme Leisure Facilities Update, Executive, 20th November 2013
- A Stimulus for Residential Growth, Executive, 24 June 2014
- Extra Care Retirement Housing Development Opportunities, Executive, 4th November 2015
- Manchester Residential Growth Strategy and Action Plan 2016/17, Executive, 2nd March 2016
- Housing Affordability, Executive, 14th December 2016

- Interim output from the District Centres Subgroup, Economy Scrutiny - District Centres Subgroup, 23rd February 2017
- Delivering Residential Growth: Update and Action Plan 2017 - 2022, Executive, 28th June, 2017
- The Manchester Metropolitan University Estate Strategy 2017 – 2027, Executive, 28th June, 2017
- Chorlton – New Residential Growth Opportunities, Executive, 26th July 2017

1.0 Introduction

- 1.1 This report sets out the broad outcomes of the consultation on the two draft Development Frameworks within Chorlton that were consulted upon in late 2017. Chorlton: the Greater Manchester Property Venture Fund (GMPVF) owned Chorlton Precinct Shopping Centre and the Manchester Metropolitan University owned land on Ryebank Road. The report also provides an update on the site of the former Chorlton Leisure Centre which was also the subject of consultation in the October to December 2017 period
- 1.2 This report puts forward an approach that responds to the consultation and seeks to respond to the significant issues raised in the consultation associated with: the development of new homes in Chorlton; the impact of housing growth on school places and on access to primary care services; the impact of residential development on the highways system and car parking; and the need to secure a vibrant retail offer that sustains and enhances the functioning of Chorlton as a place to live, work and visit.

2.0 Background

- 2.1 In March 2016 the Executive endorsed the Manchester Residential Growth Strategy which set a minimum target of 25,000 new homes to be delivered within the city by March 2025. The Residential Growth Strategy proposes a set of priorities to support the city's sustained economic growth and to ensure that there are affordably priced houses and apartments for sale and rent, which meet the needs of economically active households who want to live in the city. The Strategy comprises 6 key objectives.
 - Increase house building on existing and new sites,
 - Improve the quality and sustainability of the city's housing,
 - Increase opportunities for home-ownership;

- Expand the family housing offer;
- Professionalise the private rented sector across the city, and
- Provide appropriate housing options for retirement living.

2.2 In December 2016, the Executive also approved a new Housing Affordability Policy Framework for Manchester. The Framework sets out an aim to increase the proportion of homes affordable to Manchester residents to between 1,000 and 2,000 new homes each year. Decent and secure housing that meets the needs of Manchester residents with below average household incomes were defined as 'affordable'. The Residential Growth Strategy will be delivered in accordance with this Framework

2.3 With regard to Chorlton the Executive approved a District Centre Action Plan in 2010 that set out a very clear vision for the District Centre. This was that:

"Chorlton will continue to be a successful neighbourhood that is accessible to all and well connected. It will provide an attractive and vibrant district centre with a full range of quality shops and community facilities. A redeveloped core will provide the catalyst for further investment, providing a new destination where people can meet and shop, encouraging visitors to spend more time in the district centre. The distinctive independent retail sector will continue to differentiate Chorlton from other centres in Manchester."

2.4 The Chorlton District Centre Action Plan also established a set of key principles that formed the bedrock of the Action Plan. These included:

- Providing a high-quality further range of convenience offers to improve the retail core,
- Improving and developing the comparison non-food retail offer;
- Supporting and further developing the mix of independent traders and seeking to encourage more high-quality operators;
- Improving public services and public service provision;
- Maximising the benefits of Metrolink as an economic 'accelerator';
- Upgrading and improving the age-friendliness of the public realm, and increasing the amount of time visitors spend in the centre;
- Improving accessibility, connectivity, green infrastructure, public transport and parking;

- Protecting existing employers and encouraging the space for small to medium enterprise businesses where appropriate;
- Promoting a sustainable place, taking on the principles of the Manchester Climate Change Call to Action; and
- Ensuring strong leadership, management and governance through partnership working

2.5 Finally, the nature of how “high streets” in the UK are changing as a result of number of differing drivers such as new patterns of retailing, new demands for food service offerings and a demand for new residential development has led the City Council's Economy Scrutiny Committee to establish a District Centre Sub Group to examine the role and function of our district centres in the city with a view to making a series of recommendations to improve them. The interim report published in February 2017 made a number of observations including.

- There has been a significant shift in the ways that many District Centres operate over recent years attributable to wider economic trends, such as the general reduction in high street retail as retail has moved online; shifting demography through inward migration of particular groups; the growth of a night-time economy and other factors
- The Council's aims for District centres, as local centres, need to be more clearly defined as places where there is public space where people can meet and spend time together, and where people can meet a reasonable part of their basic day to day needs. District Centres also require transport and digital interconnectivity. Viable retail activity is therefore a really important element of this mix, and will only flourish where there is sufficient population density to bring enough footfall to make retail viable businesses.
- The city's population has grown rapidly over the last decade and is projected to continue to grow and homes are being built to meet the housing needs of this growing population, with the sites for these primarily in the North and the East of the city.

2.6 It is against this background that the Executive approved a consultation process that addressed the development of two Planning Frameworks for the Chorlton Precinct Shopping Centre and the Manchester Metropolitan University (MMU) owned land on Ryebank Road. The opportunity was also taken to secure views on the future use of the site of the former Chorlton Leisure Centre This consultation was concluded in December 2017 and the next section of this report summarises the key feedback received.

3.0 Chorlton: The Public Consultation Process

Promotion of the Consultation

- 3.1 In order to build up awareness of the consultation process information was published in a local Chorlton magazine, "Open Up Chorlton." This publication is regularly delivered to 8000 homes in Chorlton as well as distributed through local shops, businesses and the library. The August 2017 edition contained an interview with Cllr Matt Strong that provided detailed information on the proposed developments and the forthcoming consultation. This was published on-line on 30th August and delivered to homes shortly afterwards.
- 3.2 An City Council press statement was also released by our Press Office in mid-September. The statement summarised the proposed developments, explained that the Council would be co-ordinating a consultation and provided dates for when it would be going live. The statement was picked up and used by the Manchester Evening News who used it in an article on 21st September 2017.
- 3.3 Consultants acting on behalf of the GMPVF also attended a meeting of Chorlton traders before the consultation formally opened so that they were provided with advance information on the proposals and the consultation process.
- 3.4 The consultation went live on 16th October. Information was published on the City Council's website that contained:
 - A summary of each development
 - A questionnaire on each development for respondents to complete and submit on line.
- 3.5 To promote the launch of the website, emails were sent to all the community contacts in Chorlton and links to the website were promoted on Twitter. The Chorlton Twitter account has approximately 1600 followers and information was re-tweeted by colleagues and Councillors.
- 3.6 Letters were also sent directly to residents living close to Chorlton Precinct and to the MMU owned land on Ryebank Road to inform them about the proposals and the consultation. In total, just over 1100 letters were sent direct to households in Chorlton. Each letter provided information on the public drop in sessions and advice on how residents could make their views known.
- 3.7 Finally, a series of flyers were distributed at the Chorlton Tramstop and also to the four local primary schools in Chorlton (who agreed to distribute them to parents via pupil post). Approximately 1000 flyers were also distributed to local shops, pubs and businesses in Chorlton for distribution to their customers. A half page advert was taken out in "Open Up Chorlton" which repeated the information provided in the press release and provided the dates

of the consultation events. This free magazine was again delivered to 8000 households in Chorlton and published on-line at the end of October. Information was also put on permanent display at the library where hard copies of the brochures relating to each development were made available together with the consultation questionnaires. Similar information was also provided at the Barlow Moor Community Centre in Chorlton Park ward.

The Consultation Events

- 3.8 A number of "have your say" consultation drop in events were held that were open to all residents. Consultants on behalf of MMU and on behalf of the Greater Manchester Pension Fund attended each session together with staff from the South Neighbourhoods Team
- 3.9 Attendees at these sessions were offered the opportunity to complete questionnaires at the events or, if they preferred, were directed to the MCC website where they could submit their views on-line. For those who did not want a whole questionnaire, they were provided with a form that allowed them to make any comments they wished.
- 3.9 Six events were held in a number of venues and over 850 people attended these events.

Responses to the Consultation

- 3.10 In addition to the responses received on-line and through the post, individual and detailed responses have been received from:
- Local councillors
 - Trafford Borough Council
 - Southways Housing
 - Chorlton Traders
 - Friends of Longford Park
 - Oswald Road Primary School
 - A new residents group in Chorlton established specifically to respond to the Ryebank development.
 - The Liberal Democrat Party;
 - A range of other residents, some of whom submitted detailed drawings and plans which they proposed as alternatives to the developments put forward in the consultation.

4.0 Chorlton: the Public Consultation Outcomes

- 4.1 The level of interest generated by the efforts undertaken to engage residents and other interested stakeholder parties in the Chorlton area has been significant. In total over 1260 responses were received. Given this level of interest there was clearly breadth of opinion on each of the proposals. For each of the three proposals the following themes emerged that need to be addressed:

Chorlton Precinct Shopping Centre

- 4.2 The following issues emerged as key themes that the final version of the Framework must address:

- A majority of respondents indicated that there was a need for new homes within Chorlton and that there was a need to make provision for affordable homes within any new provision,
- There was support for the Precinct redevelopment to be a mixed use development of new residential and new retail;
- There was strong support for the Precinct to be the subject of new investment and regeneration;
- Similarly there was strong support for existing retail businesses to be retained and that there should be a mix of independent and national retailers within any new development; and
- Support for new Improved car parking and provision for cyclists was also raised.

Ryebank Road

- 4.3 The responses to the proposals for the transformation of the land on Ryebank Road owned by Manchester Metropolitan University raised the following issues.

- A majority did not agree with promoting the development as set out in the draft Framework;
- The potential for highways issues in the locality to be exacerbated by the proposed development were raised by a significant number of respondents;
- The impact of the proposed development on Longford Park, including increased use of the Park, the relationship between the boundary of the Park and the development site, and the maintenance of the Park;
- A significant proportion of respondents did not support the proposals to link the residential development into Longford Road with the preferred approach being a dual road connection onto both Longford Road and Ryebank Road to the north of the site;

- The conservation of green space and the protection of the Nico Ditch which runs through the Ryebank Road site was also raised;
- The impacts of new homes on local facilities such as local school places and access to GP Patient Lists was also flagged as a concern, and
- A majority of respondents did not support the proposals for 70 homes on this site but there was no indication if this was too low or too high

Chorlton Leisure Centre Site

4.4 In relation to the Leisure Centre site the following responses were raised:

- A significant proportion of those responding wished to see the building used for a community use or for a leisure use; and
- In respect of housing an affordable housing offer was supported with social rented being the one form of affordable housing that was highlighted.

4.5 Across all three sites the following themes have clearly emerged.

- the development of new homes in Chorlton;
- the impact of housing growth on school places and on access to primary care services;
- the impact of residential development on the highways system and car parking; and
- the need to secure a vibrant retail offer that sustains and enhances the functioning of Chorlton as a place to live, work and visit

In respect of these points the next Section of the report will seek to secure guidance from Members on the steps that should be taken to address the first three issues that were raised in the consultation process

5.0 Responding to the Public Consultation: Chorlton - Proposals to be Considered

5.1 In terms of responding to the public consultation it is clear that if new homes are to be delivered in Chorlton then any residential development must respond to the issues of housing affordability. It is also critical that provision is made to ensure that the delivery of key place making services can respond to population growth – particularly school places and primary health care.

- 5.2 In relation to housing affordability the city council's ownership of the Leisure Centre site offers an opportunity to bring forward new homes for predominantly social rent. In doing so it is proposed that the site is marketed to only Registered Providers who have a development capability. The site value will be ring fenced and re-invested into the Council's Housing Affordability Fund to subsidise the provision of a social rent housing offer. Other sources of grant from Homes England will be sought as well as any Section 106 contributions that can be secured from other housing development in the local area as set out below.
- 5.3 Whilst the Leisure Centre site has the potential to help bring forward an affordable housing offer for Chorlton both the Precinct site and the Ryebank Road site have the potential to broaden the housing offer and deliver a mid-market priced offer on the former and an Executive home priced offer on the latter. Notwithstanding the final positioning in the market both sites are anticipated to be capable of delivering contributions via Section 106 into the Council's Housing Affordability Fund and help maximise the number of homes available for social rent on the Leisure Centre site. Such outcomes will, of course, be the subject of a decision by the Planning & Highways Committee. Both the GMPVF and Manchester Metropolitan University have acknowledged this position.
- 5.4 In respect of the delivery of future proofing the impacts of population growth on key place making services it is proposed that the land at Withington Road, previously approved by Executive in November 2015 for extra-care housing, is now set aside for a primary school. This site will only be brought forward for a new school if the Director of Education is satisfied that there is an anticipated shortage of schools places in the Chorlton / Whalley Range network of schools sufficient to warrant investment in a new primary school. The site will not be released unless that conditionality is met.
- 5.5 With regard to the provision of new primary care and, potentially, other community services in the Chorlton area, it is proposed that the redevelopment of the Leisure Centre site makes provision for a health related ground floor use in a new building. Having an active ground floor use facing onto the street that provides health related services would strengthen the offer to all Chorlton residents.
- 5.6 In order to mitigate the impacts of new residential growth on the highways in and around the Ryebank Road site the proposals for the redevelopment of this site continue to sustain a low density of circa 70 homes on the site as set out in the original draft Framework. However, the preferred approach to be incorporated into the final version of the Framework is a proposal to promote a dual entry to the site off Longford Road and off Ryebank Road to the north of the site. The two access points would not be connected for vehicle traffic. Cycle and pedestrian access will be facilitated. These proposals will require further discussion with Trafford Metropolitan Borough Council as the access onto that part of Ryebank Road was a concern raised in their response to the Framework.

5.7 In addition to addressing the concerns of residents associated with Ryebank Road in terms of both the future pressure on public services and on the highways strong emphasis will be required to create an external environment that embraces the Longford Park. The proposals in the final version of the Framework must seek to protect, enhance and create a parkland setting for the new homes. Measures to protect mature tree planting and introduce a new layer of vegetation to enhance the existing must be delivered as part of any development. The quality of the public realm on-site along with the how development on the site relates to and responds to the surrounding area, including the physical relationship with Longford Park, will be reflected in the final version of the Framework and any subsequent planning application.

5.8 Finally, in respect of the Precinct discussions with the Greater Manchester Property Venture Fund (GMPVF) have indicated the following issues.

- Firstly, the Fund will not be redeveloping the Precinct until after March 2021. Between now and then the GMPVF intend to procure a development partner and then bring forward a planning application for consideration by the City Council in period late 2019 to mid 2020. In parallel with these processes the intention is to maintain the occupancy of the Precinct as much as possible and for as long as possible prior to redevelopment commencing. The Fund have agreed short term leases with existing occupiers to facilitate their continued trade;
- Secondly, the GMPVF have stated that there is no predetermined mix of shops, cafes, restaurants, gym or other ground floor uses. The Fund is open to a mix of occupiers including local independent traders and national multiple retailers. The mix of uses and the nature of occupier will be a reflection of market conditions at the time of the redevelopment in 2021 and beyond, set against the aspirations of GMPVF to maintain a viable and vibrant mix of occupiers which enhances the residential amenity of the development. This may comprise a blend of existing and new occupiers;
- And thirdly, in regard to the residential development on the Precinct site the GMPVF has a track record of delivery both sales and rental houses through a variety of developments and investments, notably including the Matrix Homes Joint Venture with the City Council. The GMPVF have stated that the mix and nature of the residential development remains to be confirmed. It will respond to the market conditions prevailing at the time of the development – as set out in their draft Framework the Fund expects that it will comprise a mix of apartments and houses, although the mix of sales and rental remains open. As stated elsewhere the GMPVF, like the Manchester Metropolitan University, have acknowledged that any proposals will need to address the Council's affordable housing policy that is in place when a planning application is made

5.9 Taking into account the above proposals it is proposed that, subject to Members approval, that the Chorlton Precinct Shopping Centre and the

Ryebank Road Frameworks are amended to incorporate the specific comments detailed above that relate to each Framework.

6.0 Concluding Remarks

- 6.1 It is evident from the consultation processes undertaken in the October to December 2017 period that there are wide ranging views on promoting development and if not on that matter then the type and quality of development being promoted. As the July 2017 report to Executive stated Chorlton continues to be one of the city's most popular neighbourhoods with very few opportunities to secure significant new investment into it.
- 6.2 The specific concerns that residents have outlined in relation to the impact of housing growth on school places and on access to primary care services along with the impact of residential development on the highways system and car parking have been responded to with a series of concrete proposals that have been set out in this report.
- 6.3 The proposals to bring forward new residential development on the sites of Chorlton Leisure Centre, the Chorlton Cross Shopping Centre and on Manchester Metropolitan University's Ryebank Road sites have the potential to broaden and deepen the housing offer in Chorlton with significant opportunities to develop affordable, mid market and executive type homes for families, couples and single people.
- 6.4 Detailed recommendations appear at the front of this Report.

7.0 Contributing to the Manchester Strategy Outcomes

- (a) **A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities**
 - 7.1 The proposals offer the potential to promote mixed use developments that broaden and deepen the retail offering in Chorlton thereby strengthening the neighbourhood offer, contributing to the creation of jobs within the area and also providing a range of new residential accommodation for the growing population of the city.
- (b) **A highly skilled city: world class and home grown talent sustaining the city's economic success**
 - 7.2 Chorlton will help meet the demand for housing from workers who wish to live within the heart of the conurbation.
- (c) **A progressive and equitable city: making a positive contribution by unlocking the potential of our communities**

- 7.3 The proposals offer the potential to help deliver the Manchester Residential Growth prospectus and meet the growing demand for new homes in the City. The proposals will involve the creation of high quality amenity space that will be accessible to the local community.

(d) A liveable and low carbon city: a destination of choice to live, visit, work

- 7.4 The proposals will support the delivery of new residential developments using state of the art technologies to reduce the carbon footprint and create neighbourhoods with a range of amenities to support its residents.

(e) A connected city: world class infrastructure and connectivity to drive growth

- 7.5 The proposals for new development in Chorlton are all accessible to a range of public transport routes.

8.0 Key Policies and Considerations

(a) Equal Opportunities

- 8.1 An outcome will be to capture local employment opportunities and ensure that local residents have the opportunity to compete for such job opportunities

(b) Risk Management

- 8.2 Not Applicable

(c) Legal Considerations

- 8.3 To be added

Dear all

Please find attached the Decision Notice in relation to the decisions made at the meeting of the Executive on Wednesday 25 July 2018.

Members are reminded that, in accordance with the Scrutiny Procedure Rules within the Council Constitution, decisions taken by the Executive will become valid decisions as of 4.00pm on the 5th working day after the date of the issue of this notice, that being Friday 3 August, unless the decision is called-in before then.

Many thanks

Mike

Governance and Scrutiny Support Unit

Manchester City Council

6th Floor

Town Hall Extension

Albert Square

Manchester M60 2LA

Email: committee.papers@manchester.gov.uk

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MANCHESTER CITY COUNCIL

Governance and Scrutiny
Support Unit

Level 6, Town Hall Extension,
Manchester M60 2LA

Decision Notice - Executive 25 July 2018

Dear Councillor

A meeting of the Executive was held on 25 July 2018. Below is a note outlining the decisions made at that meeting.

Members are reminded that, in accordance with the Scrutiny Procedure Rules within the Council Constitution, decisions taken by the Executive will become valid decisions at 4 00pm on the fifth working day after the date of the issue of this notice, unless the decision is called-in before then.

A decision may be called-in by the Chair of a Scrutiny Committee, or any five members of the Council, submitting a notice in writing to the Chief Executive within this five working day period giving the reasons why the decision should be scrutinised.

Decisions which have already been considered by a scrutiny committee, and where the Executive's decision agrees with the views of the scrutiny committee may not be called in. Urgent decision may also have been made exempt from call-in by a Scrutiny Chair

The deadline for receipt of written notices is 4pm on Wednesday 1 August 2018

- 4 **Northern Gateway - Draft Strategic Regeneration Framework**
Agreed, noting the comments of Economy Scrutiny Committee
- 5 **First Street Development Framework Update 2018**
Agreed
- 6 **Financial Support for Care Leavers Including a Council Tax Discount**
Agreed, noting the comments of Resources and Governance Scrutiny Committee.
- 7 **Global Revenue monitoring report to end of May 2018**
Agreed
- 8 **Capital Programme Monitoring**
Agreed
- 9 **Capital Programme Update**
Agreed, noting that recommendation 3 had been withdrawn and would not be put to Council.

- 10 **Chorlton – New Development Opportunities**
Agreed, noting the comments of Chorlton and Chorlton Park ward councillors
- 11 **Eastlands Management Company**
Agreed, resolving that authority shall be delegated to the Chief Executive to nominate the two Directors as the first Directors of the Eastlands Management Company Board pursuant to section 323 of the Companies Act 2006
- 12 **The Manchester College (Part A)**
Agreed
- 13 **The Eastlands Regeneration Framework: Update (Part A)**
Agreed, noting the comments of Economy Scrutiny Committee
- 15 **The Manchester College – [Public Excluded]**
- 1 To support in principle Manchester College's plans to acquire land within the site in the city centre, in order to deliver a new Manchester College Centre of Excellence Campus focusing on Creative & Digital and Business, Financial and Professional Services;
 - 2 To note that the Manchester College will promote a new Development Framework for the site which they are acquiring. The new Framework will take into account the new development already being brought forward elsewhere on the site, as well as the Strategic Regeneration Framework under consultation for the Great Ducie Street area which is immediately adjacent to the site.
 - 3 To note that LTE Group will be putting in the full submission for Greater Manchester Combined Authority (GMCA) skills capital funding on 10 August with the final decision due late September /early October
 - 4 To authorise the City Solicitor, City Treasurer and Strategic Director (Development) in consultation with the Executive Member for Finance and Human Resources, to progress detailed contractual and commercial negotiations for the transactions set out in Part B report.
 - 5 To note that the final terms of the commercial arrangements will be reported to September's Executive, and will subsequently go for full Council approval in October.

16 **The Eastlands Regeneration Framework: Update [Public Excluded]**

1. To note the progress being made to assemble land within the Sports and Innovation Zone as set out in the Part A of this report;
 2. To approve the acquisition by the Council of the long leasehold and freehold interests identified in the body of this report
 3. To delegate authority to the Strategic Director Development with the City Solicitor and City Treasurer in consultation with [The Leader and the Executive Member for Finance and Human Resources] to agree and finalise the detailed terms for the property acquisition and commercial arrangements as outlined in the body of this report.
 4. To note the proposal to fund capital acquisition costs, associated capital fees and revenue holding costs from the existing Strategic Acquisitions budget, the latter of which would require a funding switch from capital to revenue funded by Capital Fund.
 5. To authorise the City Solicitor to conclude and complete all documents and agreements necessary to give effect to:
 - a) the land transactions and commercial agreement set out in the body of this report.
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Dear Members

Attached is the combined file (including a Part B report) of the paper for the meeting of the Executive next week. There are reports to follow so this file will be updated and recirculated as those become available.

Kind regards
Donald Connolly

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Dear Members

Further reports, or appendices to reports, have been added to the combined file for next Wednesday's Executive meeting.

Appendices have been added to 4, 13 and 16.

Items 7, 10 and 11 are new reports.

Items 5 and 6 are unchanged.

There are four reports yet to follow.

Kind regards

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Manchester City Council Report for Resolution

Report to: Executive, 25^h July 2018

Subject: Chorlton – New Development Opportunities

Report of: Strategic Director, Development

Summary

This report sets out the broad outcomes of the consultation on the two draft Development Frameworks within Chorlton that were consulted upon in late 2017: the Chorlton Cross Shopping Centre Development Framework and the Ryebank Road Development Framework. The report also provides an update on the site of the former Chorlton Leisure Centre which was also the subject of consultation in the October to December 2017 period.

This report puts forward an approach that responds to the consultation and seeks to address the significant issues raised in the consultation associated with: the development of new homes in Chorlton, and in particular affordable homes; the impact of housing growth on school places and on access to primary care services; the impact of residential development on the highways system and car parking; the need to secure a vibrant retail offer that sustains and enhances the functioning of Chorlton as a place to live, work and visit; and that any planning application process should be informed by a meaningful participatory based approach involving local resident groups

Recommendations

The Executive is recommended to:

- Approve the approach as set out in paragraphs 5.3 and 5.5 of this report that the Chorlton Leisure Centre site should be brought forward for affordable housing predominantly social rent and that consideration should be given to a primary and community healthcare facility being incorporated into the development,
- Approve that the City Council owned land on Withington Road be held for a new Primary School as set out in Paragraph 5.4 of this report,
- Note the comments received from stakeholders and delegate to the Strategic Director – Development in consultation with the Executive Member for Housing & Regeneration, approval to the final version of the Chorlton Cross Shopping Centre Development Framework, with the intention that it will become a material consideration in the Council's decision making as a Local Planning Authority.

- Note the comments received from stakeholders and delegate to the Strategic Director – Development, in consultation with the Executive Member for Housing & Regeneration, approval to the final version of the Ryebank Road Development Framework with the intention that it will become a material consideration in the Council's decision making as a Local Planning Authority.

Wards Affected:

Chorlton

Community Strategy Spine	Summary of the contribution to the strategy
A thriving and sustainable city supporting a diverse and distinctive economy that creates jobs and opportunities	The proposals offer the potential to promote mixed use developments that broaden and deepen the retail offering in Chorlton thereby strengthening the neighbourhood offer, contributing to the creation of jobs within the area and also providing a range of new residential accommodation for the growing population of the city.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Chorlton will help meet the demand for housing from workers who wish to live within the heart of the conurbation.
A progressive and equitable city. making a positive contribution by unlocking the potential of our communities	The proposals offer the potential to help deliver the Manchester Residential Growth prospectus and meet the growing demand for new homes in the City. The proposals will involve the creation of high quality amenity space that will be accessible to the local community.
A liveable and low carbon city: a destination of choice to live, visit, work	The proposals will support the delivery of new residential developments using state of the art technologies to reduce the carbon footprint and create neighbourhoods with a range of amenities to support its residents.
A connected city. world class infrastructure and connectivity to drive growth	The proposals for new development in Chorlton are all accessible to a range of public transport routes.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

None

Financial Consequences – Capital

There are no immediate capital consequences arising as a result of these proposals.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- Chorlton District Centre – Action Plan 2010 to 2020, Executive, 28th July, 2010
- Proposed Hough End and Levenshulme Leisure Facilities Update, Executive, 20th November 2013
- A Stimulus for Residential Growth, Executive, 24 June 2014
- Extra Care Retirement Housing Development Opportunities, Executive, 4th November 2015
- Manchester Residential Growth Strategy and Action Plan 2016/17, Executive, 2nd March 2016

- Housing Affordability, Executive, 14th December 2016
- Interim output from the District Centres Subgroup, Economy Scrutiny - District Centres Subgroup, 23rd February 2017
- Delivering Residential Growth. Update and Action Plan 2017 - 2022, Executive, 28th June, 2017
- The Manchester Metropolitan University Estate Strategy 2017 – 2027, Executive, 28th June, 2017
- Chorlton – New Residential Growth Opportunities, Executive, 26th July 2017

1.0 Introduction

- 1.1 This report sets out the broad outcomes of the consultation on the two draft Development Frameworks within Chorlton that were consulted upon in late 2017: the Chorlton Cross Shopping Centre Development Framework and the Ryebank Road Development Framework. Chorlton Cross Shopping Centre is owned by the Greater Manchester Property Venture Fund (GMPVF) and the Ryebank Road site is owned by Manchester Metropolitan University. This report also provides an update on the site of the former Chorlton Leisure Centre which was also the subject of consultation in the October to December 2017 period
- 1.2 This report puts forward an approach that responds to the consultation and seeks to respond to the significant issues raised in the consultation associated with: the development of new homes in Chorlton, and in particular affordable homes; the impact of housing growth on school places and on access to primary care services, the impact of residential development on the highways system and car parking; and the need to secure a vibrant retail offer that sustains and enhances the functioning of Chorlton as a place to live, work and visit.

2.0 Background

- 2.1 In March 2016 the Executive endorsed the Manchester Residential Growth Strategy which set a minimum target of 25,000 new homes to be delivered within the city by March 2025. The Residential Growth Strategy proposes a set of priorities to support the city's sustained economic growth and to ensure that there are affordably priced houses and apartments for sale and rent, which meet the needs of economically active households who want to live in the city. The Strategy comprises 6 key objectives:
- Increase house building on existing and new sites;
 - Improve the quality and sustainability of the city's housing;
 - Increase opportunities for home-ownership;
 - Expand the family housing offer;
 - Professionalise the private rented sector across the city, and
 - Provide appropriate housing options for retirement living.
- 2.2 In December 2016, the Executive also approved a new Housing Affordability Policy Framework for Manchester. The Framework sets out an aim to increase the proportion of homes affordable to Manchester residents to between 1,000 and 2,000 new homes each year. Decent and secure housing that meets the needs of Manchester residents with below average household incomes were defined as 'affordable'. The Residential Growth Strategy will be

delivered in accordance with this Framework.

- 2.3 With regard to Chorlton the Executive approved a District Centre Action Plan in 2010 that set out a very clear vision for the District Centre. This was that:

“Chorlton will continue to be a successful neighbourhood that is accessible to all and well connected. It will provide an attractive and vibrant district centre with a full range of quality shops and community facilities. A redeveloped core will provide the catalyst for further investment, providing a new destination where people can meet and shop, encouraging visitors to spend more time in the district centre. The distinctive independent retail sector will continue to differentiate Chorlton from other centres in Manchester.”

- 2.4 The Chorlton District Centre Action Plan also established a set of key principles that formed the bedrock of the Action Plan. These included:

- Providing a high-quality further range of convenience offers to improve the retail core;
- Improving and developing the comparison non-food retail offer;
- Supporting and further developing the mix of independent traders and seeking to encourage more high-quality operators;
- Improving public services and public service provision;
- Maximising the benefits of Metrolink as an economic 'accelerator';
- Upgrading and improving the age-friendliness of the public realm, and increasing the amount of time visitors spend in the centre;
- Improving accessibility, connectivity, green infrastructure, public transport and parking;
- Protecting existing employers and encouraging the space for small to medium enterprise businesses where appropriate;
- Promoting a sustainable place, taking on the principles of the Manchester Climate Change Call to Action; and
- Ensuring strong leadership, management and governance through partnership working.

- 2.5 Finally, the nature of how “high streets” in the UK are changing as a result of number of differing drivers such as new patterns of retailing, new demands for food service offerings and a demand for new residential development has led the City Council’s Economy Scrutiny Committee to establish a District Centre Sub Group to examine the role and function of our district centres in the city

with a view to making a series of recommendations to improve them. The interim report published in February 2017 made a number of observations including:

- There has been a significant shift in the ways that many District Centres operate over recent years attributable to wider economic trends, such as the general reduction in high street retail as retail has moved online; shifting demography through inward migration of particular groups; the growth of a night-time economy and other factors.
- The Council's aims for District centres, as local centres, need to be more clearly defined as places where there is public space where people can meet and spend time together, and where people can meet a reasonable part of their basic day to day needs. District Centres also require transport and digital interconnectivity. Viable retail activity is therefore a really important element of this mix, and will only flourish where there is sufficient population density to bring enough footfall to make retail viable businesses.
- The city's population has grown rapidly over the last decade and is projected to continue to grow and homes are being built to meet the housing needs of this growing population, with the sites for these primarily in the North and the East of the city.

- 2.6 It is against this background that the Executive approved a consultation process that addressed the development of two Planning Frameworks for the Chorlton Precinct Shopping Centre and the Manchester Metropolitan University (MMU) owned land on Ryebank Road. The opportunity was also taken to secure views on the future use of the site of the former Chorlton Leisure Centre. This consultation was concluded in December 2017 and the next section of this report summarises the key feedback received.

3.0 Chorlton: The Public Consultation Process

Promotion of the Consultation

- 3.1 In order to build up awareness of the consultation process information was published in a local Chorlton magazine, "Open Up Chorlton". This publication is regularly delivered to 8000 homes in Chorlton as well as distributed through local shops, businesses and the library. The August 2017 edition contained an interview with Cllr Matt Strong that provided detailed information on the proposed developments and the forthcoming consultation. This was published on-line on 30th August and delivered to homes shortly afterwards.
- 3.2 A City Council press statement was also released by our Press Office in mid-September. The statement summarised the proposed developments, explained that the Council would be co-ordinating a consultation and provided dates for when it would be going live. The statement was picked up and used

by the Manchester Evening News who used it in an article on 21st September 2017.

- 3.3 Consultants acting on behalf of the GMPVF also attended a meeting of Chorlton traders before the consultation formally opened so that they were provided with advance information on the proposals and the consultation process.
- 3.4 The consultation went live on 16th October. Information was published on the City Council's website that contained.
- A summary of each development
 - A questionnaire on each development for respondents to complete and submit on line.
- 3.5 To promote the launch of the website, emails were sent to all the community contacts in Chorlton and links to the website were promoted on Twitter. The Chorlton Twitter account has approximately 1600 followers and information was re-tweeted by colleagues and Councillors
- 3.6 Letters were also sent directly to residents living close to Chorlton Precinct and to the MMU owned land on Ryebank Road to inform them about the proposals and the consultation. In total, just over 1100 letters were sent direct to households in Chorlton. Each letter provided information on the public drop in sessions and advice on how residents could make their views known.
- 3.7 Finally, a series of flyers were distributed at the Chorlton Tram stop and also to the four local primary schools in Chorlton (who agreed to distribute them to parents via pupil post). Approximately 1000 flyers were also distributed to local shops, pubs and businesses in Chorlton for distribution to their customers. A half page advert was taken out in "Open Up Chorlton" which repeated the information provided in the press release and provided the dates of the consultation events. This free magazine was again delivered to 8000 households in Chorlton and published on-line at the end of October. Information was also on put on permanent display at the library where hard copies of the brochures relating to each development were made available together with the consultation questionnaires. Similar information was also provided at the Barlow Moor Community Centre in Chorlton Park ward.

The Consultation Events

- 3.8 A number of "have your say" consultation drop in events were held that were open to all residents. Consultants on behalf of MMU and on behalf of the Greater Manchester Pension Fund attended each session together with staff from the South Neighbourhoods Team
- 3.9 Attendees at these sessions were offered the opportunity to complete questionnaires at the events or, if they preferred, were directed to the MCC website where they could submit their views on-line. For those who did not

want a whole questionnaire, they were provided with a form that allowed them to make any comments they wished.

- 3.9 Six events were held in a number of venues and over 850 people attended these events.

Responses to the Consultation

- 3.10 In addition to the responses received on-line and through the post, individual and detailed responses have been received from:

- Local councillors
- Trafford Borough Council
- Southways Housing
- Chorlton Traders
- Friends of Longford Park
- Oswald Road Primary School
- A new residents group in Chorlton established specifically to respond to the Ryebank development.
- The Liberal Democrat Party;
- A range of other residents, some of whom submitted detailed drawings and plans which they proposed as alternatives to the developments put forward in the consultation.

4.0 Chorlton: the Public Consultation Outcomes

- 4.1 The level of interest generated by the efforts undertaken to engage residents and other interested stakeholder parties in the Chorlton area has been significant. In total over 1260 responses were received. Given this level of interest there was clearly breadth of opinion on each of the proposals. For each of the three proposals the following themes emerged that need to be addressed:

Chorlton Precinct Shopping Centre

- 4.2 The following issues emerged as key themes that the final version of the Framework must address:
- A majority of respondents indicated that there was a need for new homes within Chorlton and that there was a need to make provision for affordable homes within any new provision;
 - There was support for the Precinct redevelopment to be a mixed use development of new residential and new retail;

- There was strong support for the Precinct to be the subject of new investment and regeneration;
- Similarly, there was strong support for existing retail businesses to be retained and that there should be a mix of independent and national retailers within any new development; and
- Support for new Improved car parking and provision for cyclists was also raised.

Ryebank Road

4 3 The responses to the proposals for the transformation of the land on Ryebank Road owned by Manchester Metropolitan University raised the following issues:

- A majority did not agree with promoting the development as set out in the draft Framework;
- The potential for highways issues in the locality to be exacerbated by the proposed development were raised by a significant number of respondents;
- The impact of the proposed development on Longford Park, including increased use of the Park, the relationship between the boundary of the Park and the development site, and the maintenance of the Park;
- A significant proportion of respondents did not support the proposals to link the residential development into Longford Road with the preferred approach being a dual road connection onto both Longford Road and Ryebank Road to the north of the site,
- The conservation of green space and the protection of the Nico Ditch which runs through the Ryebank Road site was also raised;
- The impacts of new homes on local facilities such as local school places and access to GP Patient Lists was also flagged as a concern;
- A majority of respondents did not support the proposals for 70 homes on this site but there was no indication if this was too low or too high, and
- that any planning application process should be informed by a meaningful participatory based approach involving local resident groups.

Chorlton Leisure Centre Site

4.4 In relation to the Leisure Centre site the following responses were raised:

- A significant proportion of those responding wished to see the building used for a community use or for a leisure use; and
- In respect of housing an affordable housing offer was supported with social rented being the one form of affordable housing that was highlighted.

4.5 Across all three sites the following themes have clearly emerged.

- the development of new homes in Chorlton;
- the impact of housing growth on school places and on access to primary care services;
- the impact of residential development on the highways system and car parking; and
- the need to secure a vibrant retail offer that sustains and enhances the functioning of Chorlton as a place to live, work and visit.

In respect of these points the next Section of the report will seek to secure guidance from Members on the steps that should be taken to address the first three issues that were raised in the consultation process.

5.0 Responding to the Public Consultation: Chorlton - Proposals to be Considered

5.1 In terms of responding to the public consultation it is clear that if new homes are to be delivered in Chorlton then any residential development must respond to the issues of housing affordability. It is also critical that provision is made to ensure that the delivery of key place making services can respond to population growth – particularly school places and primary health care.

5.2 In relation to housing affordability the city council's ownership of the Leisure Centre site offers an opportunity to bring forward new homes for predominantly social rent. In doing so it is proposed that the site is marketed to only Registered Providers who have a development capability. The site value will be ring fenced and re-invested into the Council's Housing Affordability Fund to subsidise the provision of a social rent housing offer. Other sources of grant from Homes England will be sought as well as any Section 106 contributions that can be secured from other housing development in the local area as set out below.

5.3 Whilst the Leisure Centre site has the potential to help bring forward an affordable housing offer for Chorlton both the Precinct site and the Ryebank

Road site have the potential to broaden the housing offer and deliver a mid-market priced offer on the former and an Executive home priced offer on the latter. Notwithstanding the final positioning in the market both sites are anticipated to be capable of delivering contributions via Section 106 into the Council's Housing Affordability Fund and help maximise the number of homes available for social rent on the Leisure Centre site. Such outcomes will, of course, be the subject of a decision by the Planning & Highways Committee. Both the GMPVF and Manchester Metropolitan University have acknowledged this position.

- 5.4 In respect of the delivery of future proofing the impacts of population growth on key place making services it is proposed that the land at Withington Road, previously approved by Executive in November 2015 for extra-care housing, is now set aside for a primary school. This site will only be brought forward for a new school if the Director of Education is satisfied that there is an anticipated shortage of schools places in the Chorlton / Whalley Range network of schools sufficient to warrant investment in a new primary school. The site will not be released unless that conditionality is met.
- 5.5 With regard to the provision of new primary care and, potentially, other community services in the Chorlton area, it is proposed that the redevelopment of the Leisure Centre site makes provision for a health related ground floor use in a new building. Having an active ground floor use facing onto the street that provides health related services would strengthen the offer to all Chorlton residents.
- 5.6 Whilst all three schemes will be expected to make a contribution to supporting the Council's ambitions to reduce car use in the city specific mitigation measures are required to address the impacts of new residential growth on the highways in and around the Ryebank Road site. The proposals for the redevelopment of this site continue to sustain a low density of circa 70 homes on the site as set out in the original draft Framework. However, the preferred approach put forward through the consultation process is proposed to be incorporated into the final version of the Framework. This is a proposal to promote a dual entry to the site off Longford Road and off Ryebank Road to the north of the site. The two access points would not be connected for vehicle traffic. Cycle and pedestrian access will be facilitated. These proposals will require further discussion with Trafford Metropolitan Borough Council as the access onto that part of Ryebank Road was a concern raised in their response to the Framework. Other highways mitigation measures will be considered by the City Council as part of the any planning application process.
- 5.7 In addition to addressing the concerns of residents associated with Ryebank Road in terms of both the future pressure on public services and on the highways strong emphasis will be required to create an external environment that embraces the Longford Park. The proposals in the final version of the Framework must seek to protect, enhance and create a parkland setting for the new homes. Measures to protect mature tree planting and introduce a new layer of vegetation to enhance the existing must be delivered as part of

any development. The quality of the public realm on-site along with the how development on the site relates to and responds to the surrounding area, including the physical relationship with Longford Park, will be reflected in the final version of the Framework and any subsequent planning application

5.8 Given the sensitivities associated with Ryebank Road the University will commit through their procurement process to select a Development Partner for this site who will engage with local resident groups to bring forward a participatory based approach to the development of any planning application for this site.

5.9 Finally, in respect of the Precinct discussions with the Greater Manchester Property Venture Fund (GMPVF) have indicated the following issues.

- Firstly, the Fund will not be redeveloping the Precinct until after March 2021. Between now and then the GMPVF intend to procure a development partner and then bring forward a planning application for consideration by the City Council in period late 2019 to mid-2020. In parallel with these processes the intention is to maintain the occupancy of the Precinct as much as possible and for as long as possible prior to redevelopment commencing. The Fund have agreed short term leases with existing occupiers to facilitate their continued trade;
- Secondly, the GMPVF have stated that there is no predetermined mix of shops, cafes, restaurants, gym or other ground floor uses. The Fund is open to a mix of occupiers including local independent traders and national multiple retailers. The mix of uses and the nature of occupier will be a reflection of market conditions at the time of the redevelopment in 2021 and beyond, set against the aspirations of GMPVF to maintain a viable and vibrant mix of occupiers which enhances the residential amenity of the development. This may comprise a blend of existing and new occupiers;
- And thirdly, in regard to the residential development on the Precinct site the GMPVF has a track record of delivery both sales and rental houses through a variety of developments and investments, notably including the Matrix Homes Joint Venture with the City Council. The GMPVF have stated that the mix and nature of the residential development remains to be confirmed. It will respond to the market conditions prevailing at the time of the development – as set out in their draft Framework the Fund expects that it will comprise a mix of apartments and houses, although the mix of sales and rental remains open. Local Members have stated that they would wish to see affordable homes as part of that mix. As stated elsewhere the GMPVF, like the Manchester Metropolitan University, have acknowledged that any proposals will need to address the Council's affordable housing policy that is in place when a planning application is made.

5.10 In respect of the future redevelopment of the Precinct Shopping Centre in 2021 and beyond that it is now timely to review the 2010 Chorlton District

Centre Action Plan and for it to be updated with a very clear focus on the wider environs around the intersection of Wilbraham Road and Barlow Moor Road.

- 5.11 Taking into account the above proposals it is proposed that, subject to Members approval, that the Chorlton Precinct Shopping Centre and the Ryebank Road Frameworks are amended to incorporate the specific comments detailed above that relate to each Framework.

6.0 Concluding Remarks

- 6.1 It is evident from the consultation processes undertaken in the October to December 2017 period that there are wide ranging views on promoting development and if not on that matter then the type and quality of development being promoted. As the July 2017 report to Executive stated Chorlton continues to be one of the city's most popular neighbourhoods with very few opportunities to secure significant new investment into it.)
- 6.2 The specific concerns that residents have outlined in relation to the impact of housing growth on school places and on access to primary care services along with the impact of residential development on the highways system and car parking have been responded to with a series of concrete proposals that have been set out in this report.
- 6.3 The proposals to bring forward new residential development on the sites of Chorlton Leisure Centre, the Chorlton Cross Shopping Centre and on Manchester Metropolitan University's Ryebank Road sites have the potential to not only broaden and deepen the housing offer in Chorlton with significant opportunities to develop affordable, mid-market and executive type homes for families, couples and single people. These schemes also have the opportunity to work with local resident groups through a participatory based engagement process to achieve not only this mix of housing but also to achieve the clearly expressed views in the consultation of these developments contributing to a significant number of other Council supported agendas such as Age-friendly Manchester, the Manchester Residential Quality Guidance, the Manchester Green and Blue Infrastructure Strategy and the Manchester Climate Change Action Plan.)
- 6.4 Detailed recommendations appear at the front of this Report

7.0 Contributing to the Manchester Strategy Outcomes

(a) A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities

- 7.1 The proposals offer the potential to promote mixed use developments that broaden and deepen the retail offering in Chorlton thereby strengthening the neighbourhood offer, contributing to the creation of jobs within the area and

also providing a range of new residential accommodation for the growing population of the city.

(b) A highly skilled city: world class and home grown talent sustaining the city's economic success

- 7.2 Chorlton will help meet the demand for housing from workers who wish to live within the heart of the conurbation.

(c) A progressive and equitable city: making a positive contribution by unlocking the potential of our communities

- 7.3 The proposals offer the potential to help deliver the Manchester Residential Growth prospectus and meet the growing demand for new homes in the City. The proposals will involve the creation of high quality amenity space that will be accessible to the local community.

(d) A liveable and low carbon city: a destination of choice to live, visit, work

- 7.4 The proposals will support the delivery of new residential developments using state of the art technologies to reduce the carbon footprint and create neighbourhoods with a range of amenities to support its residents.

(e) A connected city: world class infrastructure and connectivity to drive growth

- 7.5 The proposals for new development in Chorlton are all accessible to a range of public transport routes.

8.0 Key Policies and Considerations

(a) Equal Opportunities

- 8.1 An outcome will be to capture local employment opportunities and ensure that local residents have the opportunity to compete for such job opportunities

(b) Risk Management

- 8.2 Not Applicable

(c) Legal Considerations

- 8.3 If the Development Frameworks are approved by the City Council, they will become material considerations for the Council as Local Planning Authority

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